

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Adoption of a Resolution of Necessity for the Chapman Road Improvement Project from State Road 426 (Aloma Avenue) to State Road 434 (Alafaya Trail)

DEPARTMENT: Public Works

DIVISION: Engineering

AUTHORIZED BY: Gary Johnson

CONTACT: Jerry McCollum, P.E.

EXT: 5651

MOTION/RECOMMENDATION:

Adopt and authorize the Chairman to execute a Resolution of Necessity for the Chapman Road Project.

District 1 Bob Dallari

Jerry McCollum

BACKGROUND:

At a Public Hearing held April 15, 1992, the typical section and alignment was approved by the Board for the final design of Chapman Road from State Road 426 (Aloma Avenue) to State Road 434 (Alafaya Trail). At that time, staff was instructed to finish the design and acquire right-of-way only from property owners requesting early right-of-way acquisition. Construction of the project was put on hold until Chapman Road operated at a Level of Service "E", which at that time would have been equivalent to 20,000 vehicles per day.

On January 10, 2006, the Board approved and authorized staff to update the existing 4-lane roadway plans to current design standards and proceed with acquiring the remaining right-of-way. Implementation of the needed roadway improvements to Chapman Road will require property currently not owned by Seminole County. Acquisition of parcels described in Composite Exhibit "A" attached to the Resolution of Necessity consisting of 62 pages and identified as Exhibit Number 0001-00062, has been determined to be necessary for rights-of-way, drainage facilities and other roadway improvements.

STAFF RECOMMENDATION:

Staff recommends that the Board adopt the Resolution of Necessity for the Chapman Road Project.

ATTACHMENTS:

1. Resolution
2. Exhibit A -Resolution of Necessity-Chapman Road

Additionally Reviewed By:

☒ County Attorney Review (Matthew Minter)

RESOLUTION NO. ____-R-____

SEMINOLE COUNTY, FLORIDA

RESOLUTION

**THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD
OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY,
FLORIDA, AT ITS REGULARLY SCHEDULED MEETING OF
_____, 2008.**

WHEREAS, the Board of County Commissioners of Seminole County desires to accomplish and implement sound transportation planning and provide a sound transportation system in Seminole County for the benefit of the citizens of Seminole County, hereinafter referred to as "County"; and

WHEREAS, the safe, efficient and uninterrupted transportation of people and property from place to place on the County road system is a matter of great concern to the people of the County and is necessary to insure the smooth operation of commerce and other activities within the County; and

WHEREAS, the County's constitutional home rule powers, the Florida Transportation Code as listed in Section 334.01, Florida Statutes, and other applicable law including, but not limited to, Chapter 125, Florida Statutes, invest authority over the road system of Seminole County in the County; and

WHEREAS, the elimination of safety hazards in existing and future transportation facilities within Seminole County is of utmost concern and permits the full utilization of such facilities by the traveling public; and

WHEREAS, it is necessary, beneficial and desirable that any transportation facility in developed or developing areas of the County have an adequate right-of-way to accommodate the roadway and its appurtenant facilities to decrease the likelihood of accidents and to increase the safety of travel within and upon such facilities; and

WHEREAS, Chapman Road is an existing 2-lane rural roadway in the County Road System that traverses a developing area with a high volume of traffic; and

WHEREAS, the existing right-of-way of said road is inadequate for proper utilization by current and projected vehicular traffic volumes. Additional traffic lanes, sidewalks and improved drainage facilities are necessary to reduce safety hazards and improve traffic flow. The property hereinafter described is being acquired for use as right-of-way for new sections of roadway, additional traffic lanes, medians, sidewalks and improved drainage facilities on Chapman Road to be used by the public in general. Said property hereinafter described is necessary for construction of a 4-lane urban-section roadway with medians, sidewalks, rights-of-way, drainage facilities, construction easements and related facilities for the use of the general public including, all structures and facilities necessary for, and related to the foregoing roadway improvements; and

WHEREAS, Seminole County has heretofore caused the roadway's area of construction to be located and surveyed and has caused a right-of-way map for the section of Chapman Road hereinabove described to be prepared, based upon and incorporating the survey and location data; and

WHEREAS, Seminole County has evaluated all of the following in determining the specific property to be acquired for the project: (1) availability of an alternate route; (2)

costs of the project; (3) environmental factors; (4) long-range planning; and (5) safety considerations; and

WHEREAS, descriptions of the properties needed for the said widening of the roadway and improvement of its drainage system and other appurtenant facilities and systems have been prepared based upon the aforementioned survey and location data and the right-of-way map; and

WHEREAS, the Board of County Commissioners of Seminole County desires to utilize the provisions of Florida law to the fullest extent possible in order to accomplish the public purpose of acquiring necessary parcels of real property at prices that are both fair to property owners and prudent in terms of spending the tax revenues and other public funds which fund the transportation projects of the County; and

WHEREAS, the Board of County Commissioners of Seminole County hereby determines that the actions taken herein are consistent with the goals, policies and objectives of the Seminole County Comprehensive Plan,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. The above recitals are adopted as findings and incorporated into the text of this Resolution.

Section 2. It is necessary, serves a County and public purpose, and is in the best interests of the citizens of Seminole County and the traveling public to widen the road and improve the appurtenant drainage facilities on or relating to Chapman Road in order to enhance public transportation within Seminole County, to alleviate traffic congestion and to increase the safety of vehicular and pedestrian travel along said road.

Section 3. The acquisition of the properties described in Composite Exhibit "A" attached hereto consisting of 62 pages and identified as Exhibit Number 000001-00062, is hereby ratified and confirmed and found to be necessary for said improvements to the extent of the estate or interest set forth as a part of each parcel's description. The Board of County Commissioners of Seminole County hereby finds and determines that the acquisition of these parcels serves a County and public purpose.

Section 4. The estates or interests sought to be condemned by these proceedings designated as Parcel Nos. 104, 105, 106, 107, 109, 110, 111, 112, 115, 116, 117, 118, 121, 123, 124, 134, 145, 145A, and 146 are to be acquired in fee simple for road construction and related purposes all being associated with roadway improvements for the Chapman Road Improvement Project which is absolute complete ownership of all rights over property into perpetuity, without limitation or restriction, unqualified ownership and power of disposition.

Section 5. The estates or interests sought to be condemned by these proceedings designated as Parcel Nos. 708, 715, 745 and 746 are for temporary non-exclusive use of the property for the purposes of (1) ingress and egress over the property for access to the Chapman Road Improvement Project where it abuts the above described property by workers, machinery and vehicles, in order to construct roadway improvements on abutting right-of-way; (2) constructing or modifying driveways, walls and other structures affected by the roadway construction but which are not within the public rights-of-way; (3) storage and marshalling of equipment and materials during the roadway construction project, and (4) demolishing or clearing any structures, improvements or other features required to be removed in order to construct the roadway and drainage

improvements. The County shall have full authority to enter upon, grade, re-grade, excavate and construct such improvements as may be agreed upon by County and the property owner. The County shall, at the end of the term of this easement, either restore the premises to the condition existing immediately before County began use of the premises, as much as reasonably possible, or will compensate the property owner for improvements acquired. The County shall grade the lands to match and connect to the new construction at no cost to the property owner. County's rights under this easement shall commence upon execution of an easement agreement or by an order of the court and shall end upon completion of construction, or five (5) years after the date of execution or order, whichever shall occur first.

Section 6. The estates of interests sought to be condemned by these proceedings designated as Parcel No. 823 is for permanent, perpetual, non-exclusive use of the property for construction and maintenance of ponds, ditches or any other drainage or retention/detention pond facility. The County's use shall include the right to construct, operate, secure, maintain, repair and replace the drainage facility together with the appurtenances that are reasonably necessary for function of the facility including, but not limited to access roads, pipes and lateral support slopes. The County may clear, grade and excavate the land; plant, cultivate, trim or remove vegetation; connect, construct or install pipes, ponds, ditches and other drainage or retention facilities; maintain the land, vegetation, ponds, facilities, fixtures or other appurtenances; and in all other ways access, use and protect the easement as part of the County's drainage system. The property owner shall retain all rights which do not interfere with the County's easement rights.

Section 7. The County Engineer or his designee is hereby delegated the authority to amend the construction plans for the Chapman Road Improvement Project and is authorized to bind the County to construct the Chapman Road Improvement Project in accordance with the construction plans as amended from time to time. This authority shall encompass any change considered necessary in the discretion of the County Engineer or his designee, with the exception of changes in the typical section or alignment approved by the Board of County Commissioners of Seminole County.

Section 8. The County Attorney's Office is hereby authorized and directed to institute a suit or suits in the name of Seminole County and fully exercise Seminole County's power of eminent domain for the purpose of acquiring the parcels described in Composite Exhibit "A" attached hereto to the extent of the estate or interest set forth as a part of each parcel's description and is further authorized and directed to do all things necessary to prosecute such suit or suits to final judgment by settlement or adjudication. In pursuit of such authorization and direction, the County Attorney's Office is specifically authorized to sign and file a Declaration of Taking so that Seminole County may avail itself of the provisions of Chapter 74, Florida Statutes, and is further authorized to accomplish the acquisition of each parcel by settlement and compromise at such terms that it may deem advisable under the circumstances of the litigation in those instances where same can be effected in accordance with the terms, conditions and limitations as established from time to time by the Board of County Commissioners of Seminole County. The County Attorney's Office is authorized and directed to utilize and assert any and all constitutional and statutory authority of Seminole County and the Board of County Commissioners of Seminole County relative to the acquisition of the subject parcels

including, but not limited to, the provisions of Chapters 73, 74, 127 and 332, Florida Statutes, as well as the provisions of the Florida Transportation Code referred to in the recitals to this Resolution.

Section 9. Prior to the institution of any suits filed by the County Attorney's Office, the County Attorney or his designee is authorized to negotiate for the purchase and sale of any of the properties described in Composite Exhibit "A" at a value consistent with the authority granted by the Board of County Commissioners of Seminole County and to bring back for execution by the Chairman or, in his absence, the Vice-Chairman, without further Board action, the Agreement to consummate the sale to Seminole County.

ADOPTED this ____ day of _____, 2008.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
BRENDA CAREY, Chairman

Date: _____

MGM/lpk/dre
04/15/08
Attachment

Exhibit A - Legal descriptions 000001-00062
P:\Users\lkennedy\My Documents\ACQ\Chapman Road\Chapman RON.doc

A PORTION OF PARENT PARCEL 104

OWNER: LUTHERAN HAVEN

000001

PARENT PARCEL TAX ID. No.: 20-21-31-300-011C-0000
20-21-31-5CB-0000-00G0

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF LOT "G", SLAVIA FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 97, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH 88°43'53" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 1136.28 FEET; THENCE NORTH 01°16'07" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION BETWEEN THE NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER OFFICIAL RECORDS BOOK 2064, PAGE 186, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 426, ALSO KNOWN AS ALOMA AVENUE, PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 77060-2518, AND THE POINT OF BEGINNING; THENCE NORTH 32°14'14" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 36.04 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE NORTH 24°26'51" EAST, A DISTANCE OF 60.67 FEET; THENCE SOUTH 32°01'14" EAST, A DISTANCE OF 47.72 FEET TO A POINT 95.00 FEET, WHEN MEASURE PERPENDICULAR, FROM THE BASELINE OF SURVEY OF CHAPMAN ROAD, PER THE SEMINOLE COUNTY, FLORIDA, RIGHT-OF-WAY MAP FOR CHAPMAN ROAD, DATED JULY, 1992; THENCE SOUTH 88°41'43" EAST, PARALLEL TO SAID BASELINE OF SURVEY, A DISTANCE OF 257.13 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY RECORDED ON THE OFFICIAL RECORDS BOOK 5155, PAGE 300, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 02°00'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 45.78 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD; THENCE NORTH 88°43'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 286.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 14589 SQUARE FEET OR 0.335 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 100+00 AND STATION 116+00, AS HAVING AN ASSUMED BEARING OF SOUTH 88°41'43" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)
2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1399784, DATE OF SEARCH NOVEMBER 17, 2006.
TAKE SUBJECT TO:
 - EASEMENT IN FAVOR OF CABLEVISION INDUSTRIES, ORB. 1929, PG. 1401, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
 - FLORIDA POWER CORP. EASEMENT, ORB. 524, PG. 229, SEMINOLE COUNTY, FLORIDA.
 - PERPETUAL HARMONIZING EASEMENT, ORB. 3902, PG. 535, SEMINOLE COUNTY, FLORIDA
3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.
4. THIS SKETCH OF DESCRIPTION IS 3 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.
6. BASELINE OF SURVEY DOES NOT LIE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20-21-31.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 02/29/08

WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 1 OF 3

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:

LUTHERAN HAVEN

SLAVIA COLONY COMPANY

P.B. 6, PG. 97, LOT G

AND LOCATED IN SECTION 20,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEETS 2 THRU 3 OF 3
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

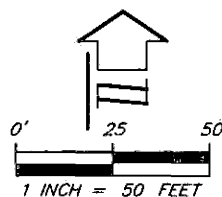
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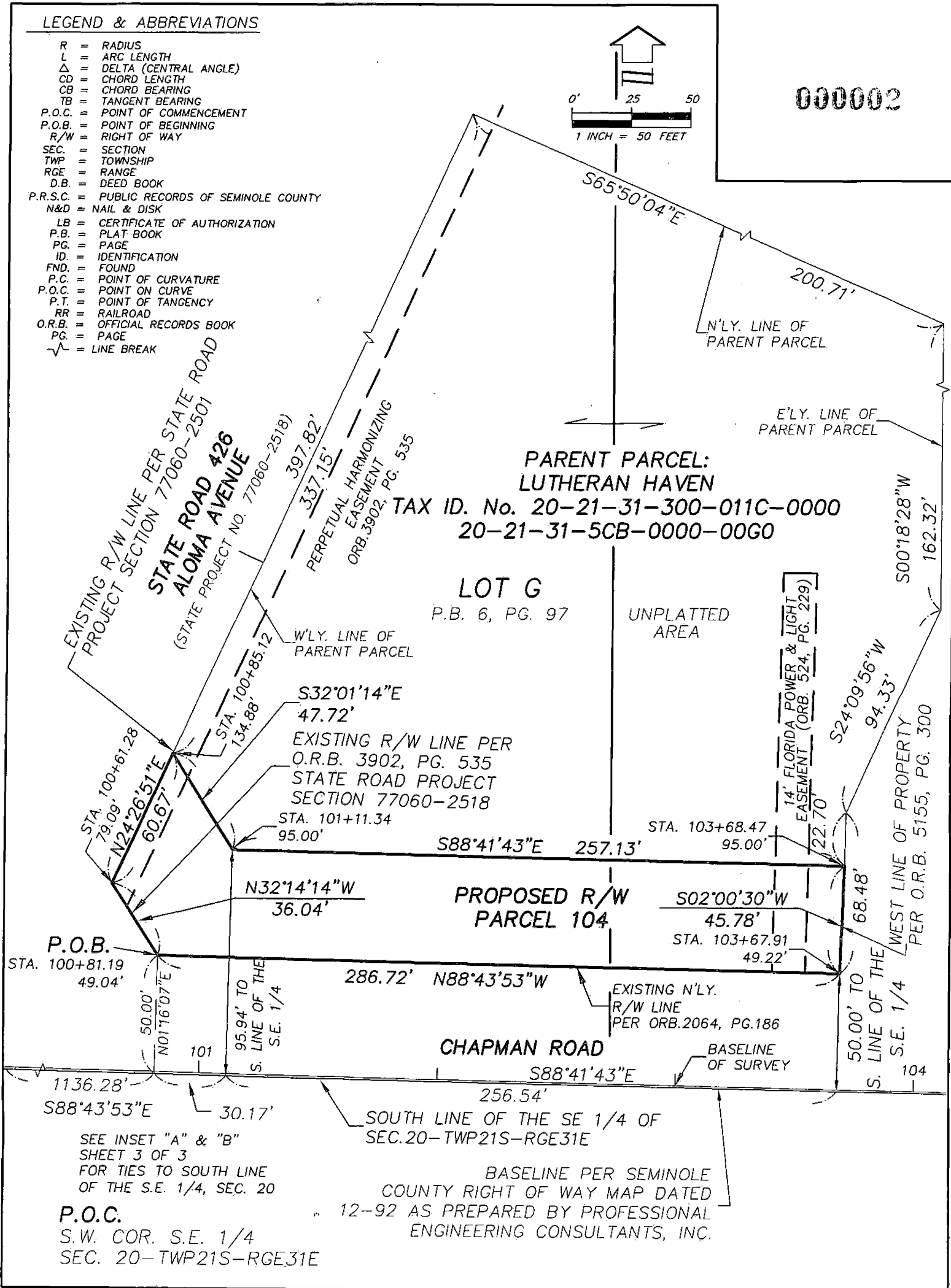
EXHIBIT A

LEGEND & ABBREVIATIONS

- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CD = CHORD LENGTH
- CB = CHORD BEARING
- TB = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWP = TOWNSHIP
- RGE = RANGE
- D.B. = DEED BOOK
- P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY
- N&D = NAIL & DISK
- LB = CERTIFICATE OF AUTHORIZATION
- P.B. = PLAT BOOK
- PG. = PAGE
- ID. = IDENTIFICATION
- FND. = FOUND
- P.C. = POINT OF CURVATURE
- P.O.C. = POINT ON CURVE
- P.T. = POINT OF TANGENCY
- RR = RAILROAD
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- = LINE BREAK



000002



SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 2 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

**A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
SLAVIA COLONY COMPANY
P.B. 6, PG. 97, LOT G
AND LOCATED IN SECTION 20,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**

(SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

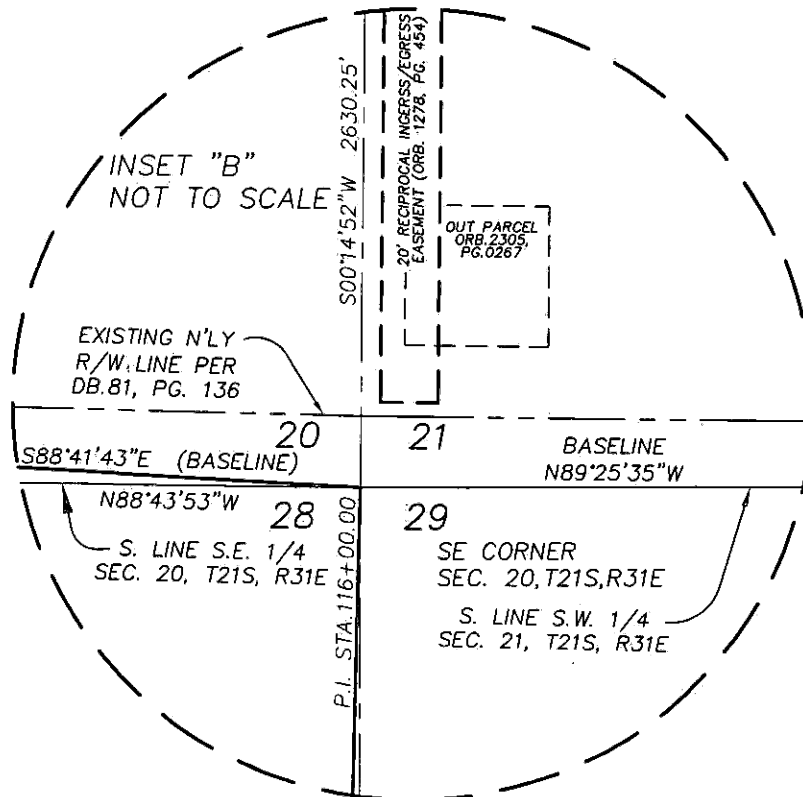
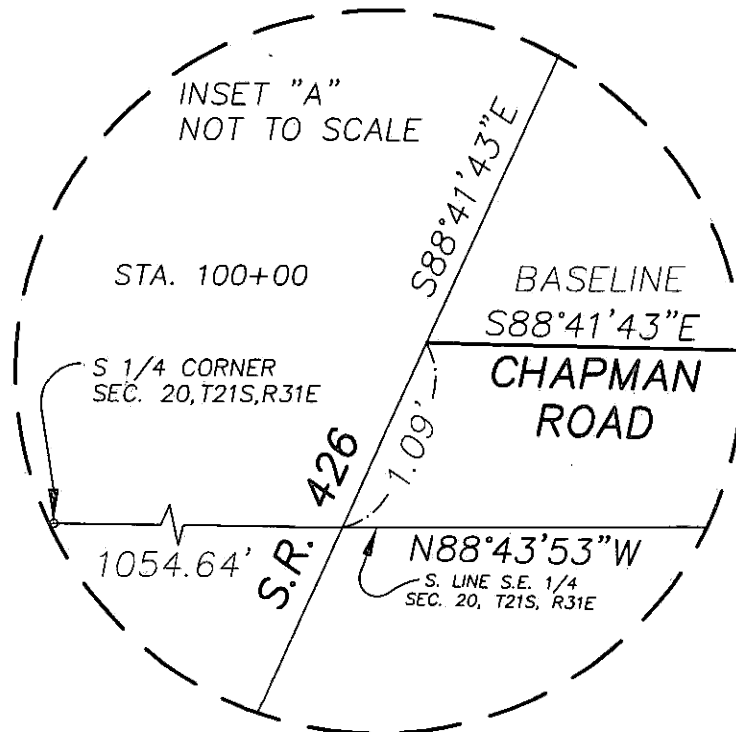
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EXHIBIT A

000003



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 3 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
SLAVIA COLONY COMPANY
P.B. 6, PG. 97, LOT G
AND LOCATED IN SECTION 20,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

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EXHIBIT A

A PORTION OF PARENT PARCEL 105

OWNER: ST. LUKE'S EVANGELICAL LUTHERAN CHURCH, INC.

000004

PARENT PARCEL TAX ID. No.: 16-21-31-5CA-0000-1100

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF SUBLOT 110, SLAVIA COLONY COMPANY, IN SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 71, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 00°01'28" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2660.92 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 88°43'53" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 671.28 FEET; THENCE SOUTH 00°02'54" WEST A DISTANCE OF 25.00 FEET TO AN INTERSECTION POINT OF THE EAST LINE OF SAID SUBLOT 110 AND THE SOUTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 135, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'54" WEST ALONG THE EAST LINE OF SAID SUBLOT 110, A DISTANCE OF 9.16 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5669.58 FEET AND A CENTRAL ANGLE OF 02°30'47" AND A CHORD BEARING NORTH 86°37'13" WEST; THENCE FROM A TANGENT BEARING OF NORTH 85°21'50" WEST, RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 248.69 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 88°43'53" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 248.30 FEET TO A POINT ON THE EAST LINE OF SAID SUBLOT 110 AND THE POINT OF BEGINNING.

CONTAINING 911 SQUARE FEET OR 0.021 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 102+72.48 AND STATION 116+00, AS HAVING AN ASSUMED BEARING OF SOUTH 88°41'43" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398206, DATE OF SEARCH NOVEMBER 17, 2006.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, AS PREPARED BY. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

6. BASELINE OF SURVEY DOES NOT LIE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20-21-31.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 02/29/08
WILLIAM P. HINKLE DATE

PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

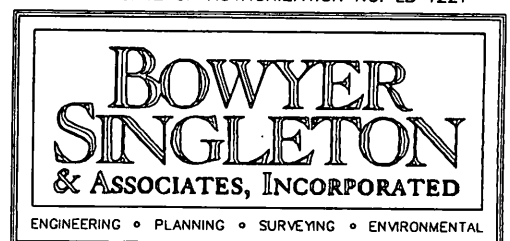
THIS IS NOT A SURVEY.

SHEET 1 OF 2

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
ST. LUKE'S EVANGELICAL LUTHERAN CHURCH, INC.
SLAVIA COLONY COMPANY
P.B. 2, PG. 71, SUBLOT 110
LOCATED IN SECTION 29,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

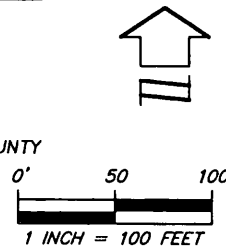


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LEGEND & ABBREVIATIONS

R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CD = CHORD LENGTH
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FND. = FOUND
RR = RAILROAD
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY
D.B. = DEED BOOK
⊙ = FOUND SURVEY CONTROL
CL = CENTERLINE
— = LINE BREAK



000005

BASELINE PER SEMINOLE COUNTY
RIGHT OF WAY MAP DATED 7-92
AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

CHAPMAN ROAD

105

PROPOSED R/W
PARCEL 105

P.O.B.

STA. 109+29.28
25.42'

N88°43'53"W
(N. LINE N.E. 1/4)
671.28'

S88°41'43"E 407.97'

S88°43'53"E 248.30'

S00°02'54"W,
9.16'

STA. 106+80.98
25.58'

L=248.69' R=5669.58'
Δ=02°30'47" CB=N86°37'13"W
CD=248.67'

EXISTING S'LY.
R/W LINE PER
D.B. 81, PG. 135

STA. 109+29.48
34.58'

TB=N85°21'50"W

N.E. COR.
N.E. 1/4
SEC. 29
TWP21S
RGE31E

N. LINE N.E. 1/4 SEC. 29
TWP21S-RGE31E

S00°04'18"W
25.00' TO N. LINE N.E. 1/4
25.84' TO BASELINE

W'LY. LINE OF
PARENT PARCEL

E'LY. LINE OF
PARENT PARCEL

PARENT PARCEL:

ST. LUKE'S EVANGELICAL LUTHERAN CHURCH, INC.
TAX ID. No. 16-21-31-5CA-0000-1100
SLAVIA COLONY COMPANY
P.B. 2, PG. 71
SUBLOT 110

EXISTING E'LY.
R/W LINE PER
P.B. 2, PG. 71

S'LY. LINE OF PARENT PARCEL

656.50'

N88°51'36"W

635.07' S00°02'54"W

E. LINE N.E. 1/4
SEC. 29-TWP21S-RGE31E

P.O.C.
S.E. COR. N.E. 1/4
SEC. 29-TWP21S-RGE31E

ANDREW LANE

N00°01'28"E 2660.92'

P.I. STA. 116+00.00

SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
ST. LUKE'S EVANGELICAL LUTHERAN CHURCH, INC.
SLAVIA COLONY COMPANY
P.B. 2, PG. 71, SUBLOT 110
LOCATED IN SECTION 29,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

A PORTION OF PARENT PARCEL 106

OWNER: LUTHERAN HAVEN

000006

PARENT PARCEL TAX ID. No.: 16-21-31-5CA-0000-1130

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF SUBLOT 113, SLAVIA COLONY COMPANY, IN SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 71, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 00°01'28" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2557.03 FEET; THENCE NORTH 89°58'32" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF SAID SUBLOT 113 AND THE POINT OF BEGINNING; THENCE NORTH 45°00'51" WEST, A DISTANCE OF 27.12 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5789.58 FEET, A CENTRAL ANGLE OF 03°32'57" AND A CHORD BEARING OF NORTH 84°17'29" WEST; THENCE FROM A TANGENT BEARING OF NORTH 86°03'58" WEST, RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 358.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5669.58 FEET, A CENTRAL ANGLE OF 02°50'49" AND A CHORD BEARING OF NORTH 83°56'25" WEST; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 281.71 FEET TO A POINT ON THE WEST LINE OF SAID SUBLOT 113; THENCE NORTH 00°02'54" EAST ALONG THE WEST LINE OF SAID SUBLOT 113, A DISTANCE OF 19.16 FEET TO THE NORTHWEST CORNER OF SAID SUBLOT 113; THENCE SOUTH 88°43'53" EAST ALONG THE NORTH LINE OF SAID SUBLOT 113, A DISTANCE OF 656.27 FEET TO THE NORTHEAST CORNER OF SAID SUBLOT 113; THENCE SOUTH 00°01'28" WEST ALONG THE EAST LINE OF SAID SUBLOT 113, A DISTANCE OF 89.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 30720 SQUARE FEET OR 0.705 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 102+72.48 AND STATION 116+00, AS HAVING AN ASSUMED BEARING OF SOUTH 88°41'43" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL.)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398236, DATE OF SEARCH NOVEMBER 17, 2006.

TAKE SUBJECT TO:
- EASEMENT IN FAVOR OF CABLEVISION INDUSTRIES ORB. 1929, PG. 1401, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

6. BASELINE OF SURVEY DOES NOT LIE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20-21-31.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 03/21/08
WILLIAM P. HINKLE DATE

PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 1 OF 2

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:

LUTHERAN HAVEN

SLAVIA COLONY COMPANY

P.B. 2, PG. 71, SUBLOT 113

LOCATED IN SECTION 29,

TOWNSHIP 21 SOUTH, RANGE 31 EAST

SEMINOLE COUNTY, FLORIDA

(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

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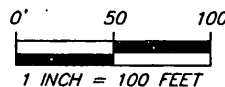
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

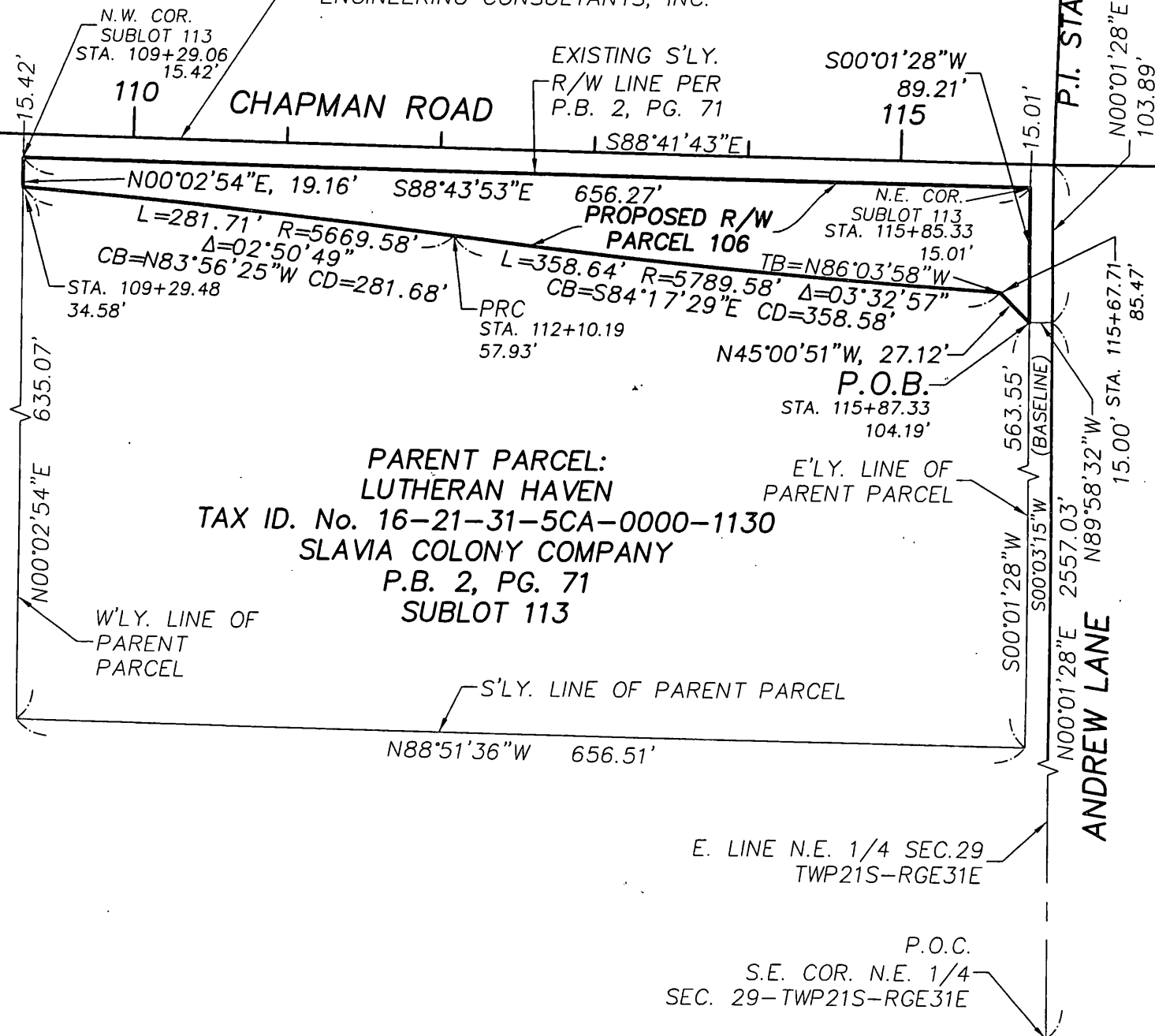
LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
CB = CHORD BEARING	ID. = IDENTIFICATION
TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	RR = RAILROAD
P.O.B. = POINT OF BEGINNING	PRC = POINT OF REVERSE CURVATURE
R/W = RIGHT OF WAY	P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY
SEC. = SECTION	⊙ = FOUND SURVEY CONTROL
TWP = TOWNSHIP	⊕ = CENTERLINE
RGE = RANGE	— = LINE BREAK
O.R.B. = OFFICIAL RECORDS BOOK	

000007



BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.



SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

**A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN**

**SLAVIA COLONY COMPANY
P.B. 2, PG. 71, SUBLOT 113**

**LOCATED IN SECTION 29,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON
& ASSOCIATES, INCORPORATED**

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520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

A PORTION OF PARENT PARCEL 107

OWNER: LUTHERAN HAVEN

PARENT PARCEL TAX ID. No.: 28-21-31-300-0110-0000

000008

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE NORTH 00°01'28" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 2540.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'28" EAST ALONG SAID WEST LINE, A DISTANCE OF 95.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 131, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89°25'35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1331.29 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTH 00°06'43" WEST ALONG SAID EAST LINE, A DISTANCE OF 35.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 11399.16 FEET, A CENTRAL ANGLE OF 03°18'09" AND A CHORD BEARING OF SOUTH 88°34'05" WEST; THENCE FROM A TANGENT BEARING OF NORTH 89°46'51" WEST, RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 657.06 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5789.58 FEET, A CENTRAL ANGLE OF 06°22'30" AND A CHORD BEARING OF NORTH 89°53'45" WEST; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 644.19 FEET; THENCE SOUTH 44°59'44" WEST, A DISTANCE OF 22.02 FEET; THENCE SOUTH 00°01'28" WEST, A DISTANCE OF 15.64 FEET; THENCE NORTH 89°58'32" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28 AND THE POINT OF BEGINNING.

CONTAINING 74,168 SQUARE FEET OR 1.703 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 116+00 AND STATION 142+62.66, AS HAVING AN ASSUMED BEARING OF SOUTH 89°25'35" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398248, DATE OF SEARCH NOVEMBER 17, 2006.

TAKE SUBJECT TO:

- EASEMENT FOR FLORIDA POWER CORP., ORB. 558, PG. 289, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
- NON-EXCLUSIVE RIGHT OF WAY EASEMENT, ORB. 1946, PG. 1144 SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
- EXCEPT FOR D.B. 81, PAGES 132 AND 133 THAT WAS PROVIDED TO BOWYER SINGLETON AND ASSOCIATES BY THE SEMINOLE COUNTY ATTORNEY'S OFFICE ON 02/28/08.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 3 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 02/29/08

WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

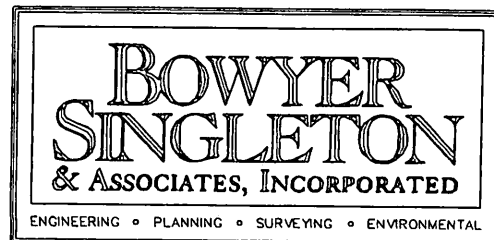
THIS IS NOT A SURVEY.

SHEET 1 OF 3

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
O.R.B. 1946, PG. 125
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 2 OF 3 AND 3 OF 3
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



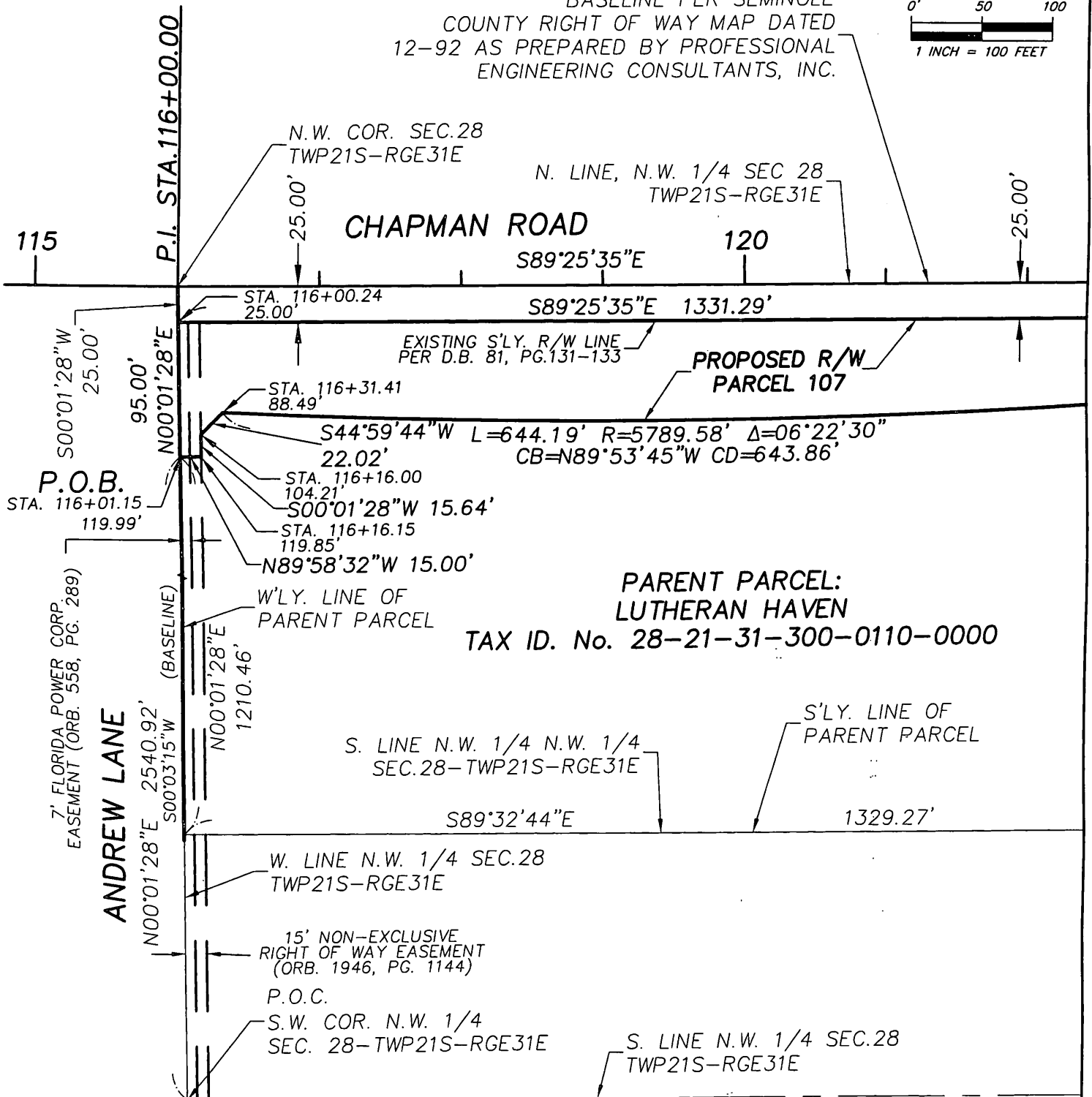
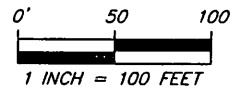
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	PB = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
CB = CHORD BEARING	ID. = IDENTIFICATION
TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	RR = RAILROAD
P.O.B. = POINT OF BEGINNING	P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY
R/W = RIGHT OF WAY	⊙ = FOUND SURVEY CONTROL
SEC. = SECTION	℄ = CENTERLINE
TWP = TOWNSHIP	— = LINE BREAK
RGE = RANGE	D.B. = DEED BOOK
O.R.B. = OFFICIAL RECORDS BOOK	

000009

BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.



MATCHLINE SHEET 3 OF 3

SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 2 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

**A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
O.R.B. 1946, PG. 125
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**

(SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

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& ASSOCIATES, INCORPORATED

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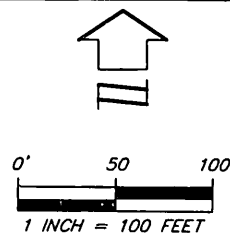
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
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TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	RR = RAILROAD
P.O.B. = POINT OF BEGINNING	P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY
R/W = RIGHT OF WAY	⊙ = FOUND SURVEY CONTROL
SEC. = SECTION	⊕ = CENTERLINE
TWP. = TOWNSHIP	— = LINE BREAK
RGE = RANGE	D.B. = DEED BOOK
O.R.B. = OFFICIAL RECORDS BOOK	

000010



BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

CHAPMAN ROAD

N. LINE, N.W. 1/4 SEC. 28
TWP21S-RGE31E

125

S89°25'35"E

S89°25'35"E 1331.29'

S00°06'43"W 25.00'

PROPOSED R/W
PARCEL 107

EXISTING S'LY R/W LINE PER
D.B. 81, PG.131-133

S00°06'43"W
35.22'

L=657.06' R=11399.16' Δ=03°18'09"
CB=S88°34'05"W CD=656.97'

STA. 129+31.81
60.22

PRC
STA. 122+75.25
83.21

E'LY. LINE OF
PARENT PARCEL

PARENT PARCEL:
LUTHERAN HAVEN
TAX ID. No. 28-21-31-300-0110-0000

S. LINE N.W. 1/4 N.W. 1/4
SEC.28-TWP21S-RGE31E

S'LY. LINE OF
PARENT PARCEL

S89°32'44"E

1329.27'

E. LINE N.W. 1/4
N.W. 1/4 SEC.28
TWP21S-RGE31E

S. LINE N.W. 1/4 SEC.28
TWP21S-RGE31E

STA. 129+31.33
0.00' 130
S00°06'43"W 1267.46'
S00°06'43"W
N00°06'43"E 2595.14'
CHAPMAN LAKES, PHASE I TB=N89°46'51"W
PLAT BOOK 52, PAGE 40-41

MATCHLINE SHEET 2 OF 3

SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 3 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
O.R.B. 1946, PG. 125
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

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SINGLETON**
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ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

**PROPOSED TEMPORARY CONSTRUCTION
EASEMENT PARCEL 708**

000011

OWNER: CHAPMAN LAKES HOMEOWNERS ASSOCIATION
PARENT TRACT PARCEL IDENTIFICATION NUMBERS:
TRACT 'A' = 28-21-31-507-0A00-000
TRACT 'B' = 28-21-31-507-0B00-000
TRACT 'C' = 28-21-31-507-0C00-000
TRACT 'H' = 28-21-31-507-0H00-000

PARCEL 708 LEGAL DESCRIPTION:

A PORTION OF TRACTS "A", "B", "C", AND "H", CHAPMAN LAKES PHASE 1, IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 40-41, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'35" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 1774.07 FEET TO A POINT ON A LINE PERPENDICULAR TO SAID NORTH LINE; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°34'25" WEST, ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF CHAPMAN ROAD PER CHAPMAN LAKES PHASE I, AS RECORDED IN PLAT BOOK 52, PAGES 40-41, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID PERPENDICULAR LINE, RUN SOUTH 89°25'35" EAST, ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 105.00 FEET TO A POINT ON A LINE PERPENDICULAR TO SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE, RUN SOUTH 00°34'25" WEST, ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 20.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULAR TO, THE AFORESAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID PERPENDICULAR LINE, RUN NORTH 89°25'35" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 105.00 FEET TO A POINT ON A LINE PERPENDICULAR TO THE AFOREMENTIONED EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID PARALLEL LINE, RUN NORTH 00°34'25" EAST, ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,100 SQUARE FEET OR 0.048 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4, SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF S89°25'35"E, PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)

2. PARCEL SHOWN HEREON WAS ABSTRACTED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS AND/OR OTHER INSTRUMENTS OF RECORDS. TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 06.00128/1398259, DATED NOVEMBER 17, 2006.

TAKE SUBJECT TO EASEMENTS AS SHOWN ON:
- PLAT BOOK 52, PAGES 40-41, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREON, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS TWO (2) SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO RIGHT OF WAY MAP - CHAPMAN ROAD, SEMINOLE COUNTY, DATED 12-92 AND REVISED ON 11-94.

6. PARENT TRACT INFORMATION FOR THE PARCEL SHOWN HEREON MAY BE FOUND AS RECORDED IN CHAPMAN LAKES PHASE I, PLAT BOOK 52, PAGES 40-41, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 02/29/08

WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

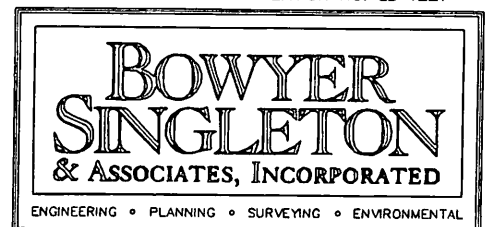
THIS IS NOT A SURVEY.

SHEET 1 OF 2

SKETCH OF DESCRIPTION

**A PORTION OF PARENT PARCEL: CHAPMAN
LAKES HOMEOWNERS ASSOCIATION
CHAPMAN LAKES PHASE I
PLAT BOOK 52, PAGES 40-41
LOCATED IN SECTION 28, TOWNSHIP 21
SOUTH, RANGE 31 EAST,
SEMINOLE COUNTY, FLORIDA**

(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

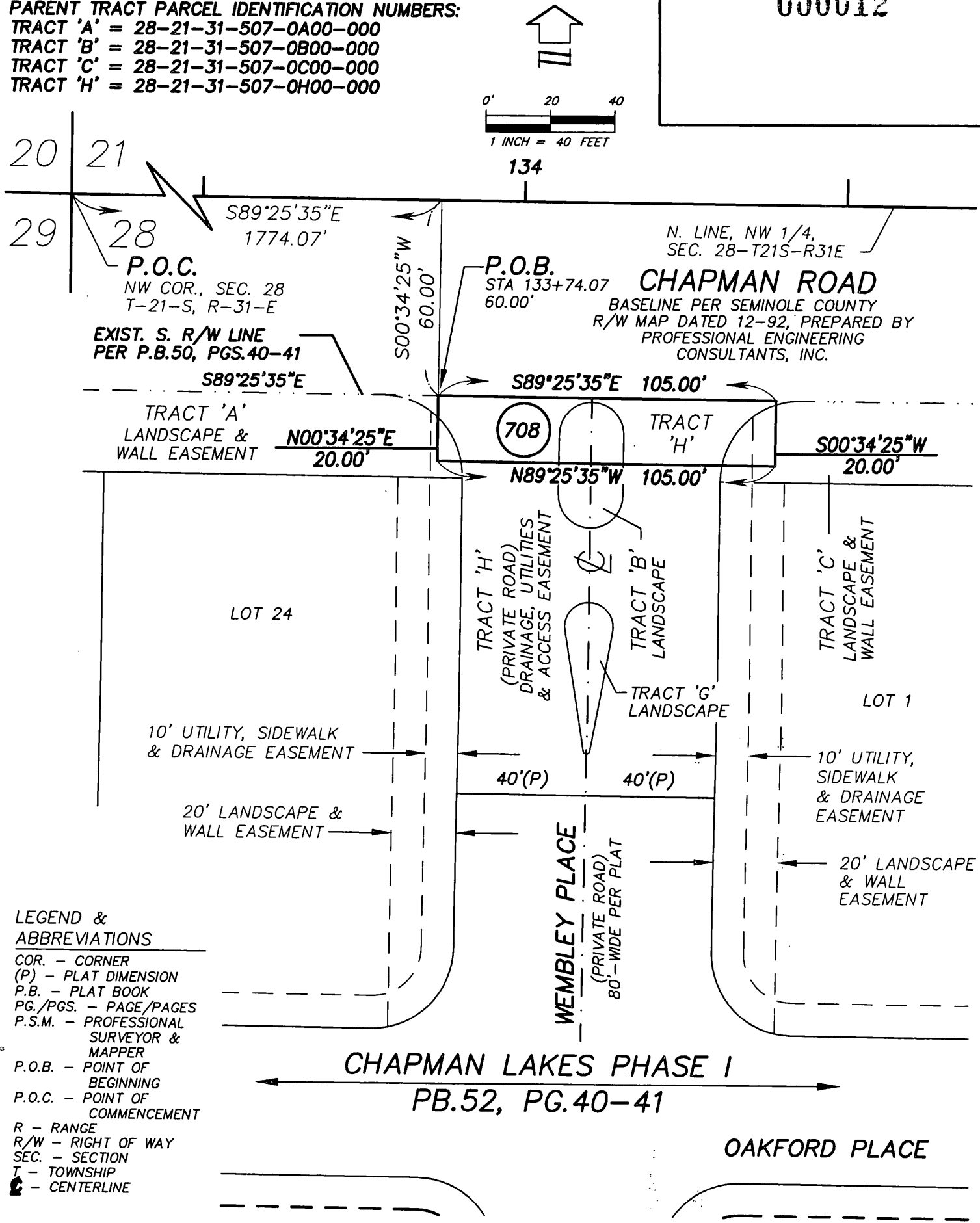


520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

PROPOSED TEMPORARY CONSTRUCTION
EASEMENT PARCEL 708

OWNER: CHAPMAN LAKES HOMEOWNERS ASSOCIATION
PARENT TRACT PARCEL IDENTIFICATION NUMBERS:
TRACT 'A' = 28-21-31-507-0A00-000
TRACT 'B' = 28-21-31-507-0B00-000
TRACT 'C' = 28-21-31-507-0C00-000
TRACT 'H' = 28-21-31-507-0H00-000

000012



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY. SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT TRACTS
A', 'B', 'C' & 'H'
CHAPMAN LAKES PHASE I
PLAT BOOK 52, PAGES 40-41

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

A PORTION OF PARENT PARCEL 109

OWNER: FRANCIS X. MAZELIN & DARLENE E. MAZELIN

000013

PARENT PARCEL TAX ID. No.: 28-21-31-502-0000-0220

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF LOT 22, HUNTINGTON, IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 94-96, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 22, HUNTINGTON, IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 94-96, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89°44'12" EAST ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 193.03 FEET TO A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53°07'48" AND A CHORD BEARING OF SOUTH 63°10'18" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 23.18 FEET; THENCE NORTH 89°44'12" WEST A DISTANCE OF 213.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 22; THENCE NORTH 00°12'00" EAST, ALONG SAID WEST LINE OF LOT 22, ALSO BEING THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2070 SQUARE FEET OR 0.048 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 142+62.66 AND STATION 145+00, AS HAVING AN ASSUMED BEARING OF SOUTH 89°44'12" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)
2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398300, DATE OF SEARCH NOVEMBER 17, 2006.
TAKE SUBJECT TO EASEMENTS AND BUFFERS AS SHOWN ON:
- PLAT BOOK 37, PAGES 94-96, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.
4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
5. THIS SKETCH IS REFERENCED TO RIGHT OF WAY MAP - CHAPMAN ROAD, SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, AS PREPARED BY. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07
WILLIAM P. HINKLE DATE

PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

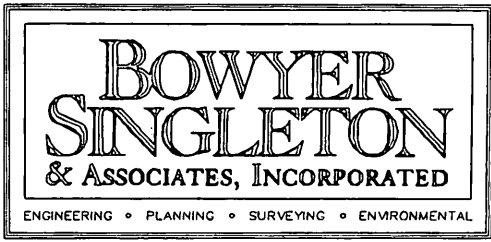
THIS IS NOT A SURVEY.

SHEET 1 OF 2

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
FRANCIS X. MAZELIN & DARLENE E. MAZELIN
HUNTINGTON
P.B. 37, PG. 94-96, LOT 22
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



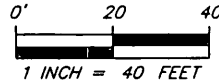
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

LEGEND & ABBREVIATIONS

R = RADIUS
L = ARC LENGTH
 Δ = DELTA (CENTRAL ANGLE)
CD = CHORD LENGTH
CB = CHORD BEARING
TB = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
SEC. = SECTION
TWP = TOWNSHIP
RGE = RANGE
O.R.B. = OFFICIAL RECORDS BOOK

N&D = NAIL & DISK
LB = CERTIFICATE OF AUTHORIZATION
P.B. = PLAT BOOK
PG. = PAGE
ID. = IDENTIFICATION
FND. = FOUND
P.C. = POINT OF CURVATURE
RR = RAILROAD
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY
⊙ = FOUND SURVEY CONTROL
CL = CENTERLINE
— = LINE BREAK

000014



BASELINE PER SEMINOLE COUNTY
RIGHT OF WAY MAP PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
7-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

N.W. COR. N.E. 1/4
SEC. 28-TWP21S-RGE31E

N. LINE N.W. 1/4
SEC. 28-TWP21S-RGE31E

S89°44'12"E

145

CHAPMAN ROAD

EXISTING S'LY.
R/W LINE PER
P.B. 37, PG. 94-96

S89°44'12"E 193.03'

P.C.
STA. 144+55.74
50.00'

CURVE-109

POINT ON
CURVE
STA. 144+75.74
60.00'

P.O.B.

N.W. CORNER LOT 22
STA. 142+62.71

N00°12'00"E

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

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135.00'

135.00'

135.00'

135.00'

135.00'

W'LY. LINE OF
PARENT PARCEL

40' DRAINAGE EASEMENT

5' UTILITIES EASEMENT

15' LANDSCAPE
BUFFER

PROPOSED R/W
PARCEL 109

L=16.06' R=25.00' Δ =36°48'24"

CB=N18°12'12"W CD=15.79'

PARENT PARCEL:

FRANCIS X. MAZELIN

DARLENE E. MAZELIN

TAX ID. No. 28-21-31-502-0000-0220

HUNTINGTON

P.B. 37, PG. 94-96

LOT 22

E'LY. LINE OF
PARENT PARCEL

119.79'

119.79'

119.79'

119.79'

119.79'

119.79'

119.79'

119.79'

119.79'

119.79'

119.79'

119.79'

S00°12'00"W

EXISTING W'LY.
R/W LINE PER
P.B. 37, PG. 94-96

119.79'

119.79'

119.79'

119.79'

NOT PLATTED

W. LINE N.E. 1/4 SEC. 28
TWP21S-RGE31E

N00°12'00"E 2589.80'

N00°12'00"E

5' UTILITIES EASEMENT

40' DRAINAGE EASEMENT

W'LY. LINE OF
PARENT PARCEL

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

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135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

135.00'

N89°48'00"W

218.00'

S'LY. LINE OF
PARENT PARCEL

LOT 23

HUNTINGTON

P.B. 37, PG. 94-96

CURVE-109

L=23.18' R=25.00'

Δ =53°07'48"

CB=S63°10'18"E

CD=22.36'

S.W. COR. N.E. 1/4
SEC. 28-TWP21S-RGE31E

WESTMINSTER TERRACE

SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
FRANCIS X. MAZELIN & DARLENE E. MAZELIN
HUNTINGTON
P.B. 37, PG. 94-96, LOT 22
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

A PORTION OF PARENT PARCEL 110

OWNER: JAMES K. BEARD & MERCEDES H. BEARD

000015

PARENT PARCEL TAX ID. No.: 28-21-31-502-0000-0010

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF LOT 1, HUNTINGTON, IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 94-96, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, HUNTINGTON, IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 94-96, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°12'00" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°44'12" WEST A DISTANCE OF 70.67 FEET; THENCE SOUTH 47°22'02" WEST, A DISTANCE OF 29.35 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 04°28'52" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 6.83 FEET TO A TANGENT CURVE CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°46'56" AND A CHORD BEARING OF NORTH 47°22'20" EAST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 37.43 FEET; THENCE SOUTH 89°44'12" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 66.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

CONTAINING 991 SQUARE FEET OR 0.023 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 142+62.66 AND STATION 150+00, AS HAVING AN ASSUMED BEARING OF SOUTH 89°44'12" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398313, DATE OF SEARCH NOVEMBER 17, 2006.

TAKE SUBJECT TO EASEMENTS AND BUFFERS AS SHOWN ON:
-PLAT BOOK 37, PAGES 94-96, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07
WILLIAM P. HINKLE DATE

PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

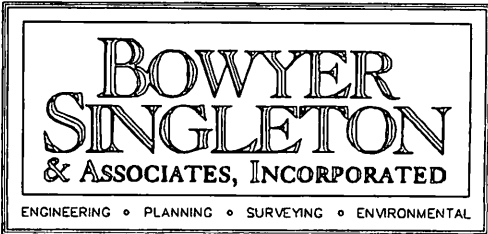
THIS IS NOT A SURVEY.

SHEET 1 OF 2

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
JAMES K. BEARD & MERCEDES H. BEARD
HUNTINGTON
P.B. 37, PG. 94-96, LOT 1
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

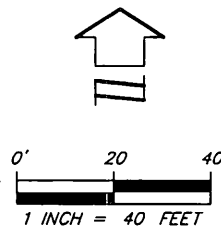
(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

LEGEND & ABBREVIATIONS

R =	RADIUS	N&D =	NAIL & DISK
L =	ARC LENGTH	LB =	CERTIFICATE OF AUTHORIZATION
Δ =	DELTA (CENTRAL ANGLE)	P.B. =	PLAT BOOK
CD =	CHORD LENGTH	PG. =	PAGE
CB =	CHORD BEARING	ID. =	IDENTIFICATION
TB =	TANGENT BEARING	FND. =	FOUND
P.O.C. =	POINT OF COMMENCEMENT	P.C. =	POINT OF CURVATURE
P.O.B. =	POINT OF BEGINNING	P.T. =	POINT OF TANGENCY
R/W =	RIGHT OF WAY	RR =	RAILROAD
SEC. =	SECTION	⊙ =	FOUND SURVEY CONTROL
TWP. =	TOWNSHIP	℄ =	CENTERLINE
RGE. =	RANGE	—/—	LINE BREAK
O.R.B. =	OFFICIAL RECORDS BOOK		
P.R.S.C. =	PUBLIC RECORDS OF SEMINOLE COUNTY		



000016

CURVE-110
L=37.43' R=25.00'
Δ=85°46'56"
CB=N47°22'20"E
CD=34.03'

BASELINE PER SEMINOLE COUNTY
RIGHT OF WAY MAP PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
7-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

N.W. COR. N.E. 1/4
SEC. 28-TWP21S-RGE31E

N. LINE N.E. 1/4
SEC. 28-TWP21S-RGE31E

145

CHAPMAN ROAD

S89°44'12"E 407.02'

W. LINE N.E. 1/4 SEC. 28
TWP21S-RGE31E

N00°12'00"E 2649.80'

S00°12'14"W (BASELINE)

WESTMINSTER TERRACE

PROPOSED R/W
PARCEL 110

CURVE-110

P.C.
STA. 145+78.02
73.16'

N04°28'52"E 6.83'

STA. 145+77.52
79.98'

EXISTING E'LY. R/W LINE
PER P.B. 37, PG. 94-96

N04°28'52"E 163.69'

PARENT PARCEL:
JAMES K. BEARD
MERCEDES H. BEARD
TAX ID. No. 28-21-31-
502-0000-0010
HUNTINGTON
P.B. 37, PG. 94-96
LOT 1

S'LY. LINE OF
PARENT PARCEL

L=41.14' R=25.00'
Δ=94°16'52"
CB=N42°39'34"W
CD=36.65'

S.W. COR. N.E. 1/4
SEC. 28-TWP21S-RGE31E

PRESTWICK COURT

P.T.

STA. 146+02.96
50.00'

66.72'

S89°44'12"E

15' LANDSCAPE BUFFER

N89°44'12"W

70.67'

STA. 145+99.02
60.00'

S47°22'02"W

29.35'

10' UTILITY EASEMENT

W'LY. LINE OF PARENT PARCEL

5' UTILITIES EASEMENT

STA. 146+69.69

60.00'

S00°12'00"W

10.00'

EXISTING S'LY. R/W LINE PER P.B. 37, PG. 94-96

209.98'

LOT 2 HUNTINGTON P.B. 37, PG. 94-96

50.00'

S00°15'48"W

50.00'

P.O.B. N.E. CORNER LOT 1 STA. 146+69.68

50.00'

SKETCH OF DESCRIPTION ONLY.

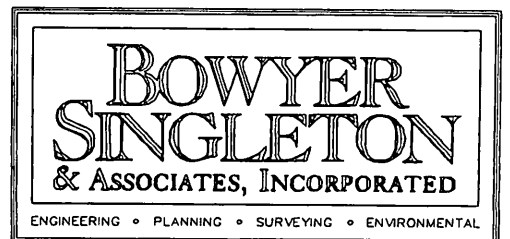
THIS IS NOT A SURVEY.

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
JAMES K. BEARD & MERCEDES H. BEARD
HUNTINGTON
P.B. 37, PG. 94-96, LOT 1
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

A PORTION OF PARENT PARCEL 111

000017

OWNER: JEAN A. NELSON

PARENT PARCEL TAX ID. No.: 28-21-31-502-0000-0020

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF LOT 2, HUNTINGTON, IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 94-96, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 2, HUNTINGTON, IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 94-96, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89°44'12" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 134.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 12°45'49" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 10.24 FEET; THENCE NORTH 89°44'12" WEST, A DISTANCE OF 132.42 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE NORTH 00°12'00" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING.

CONTAINING 1335 SQUARE FEET OR 0.031 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 142+62.66 AND STATION 150+00, AS HAVING AN ASSUMED BEARING OF SOUTH 89°44'12" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.

06.00128/1398326, DATE OF SEARCH NOVEMBER 17, 2006.

TAKE SUBJECT TO EASEMENTS AND BUFFERS AS SHOWN ON: - PLAT BOOK 37, PAGES 94-96, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07

WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 1 OF 2

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:

JEAN A. NELSON

HUNTINGTON

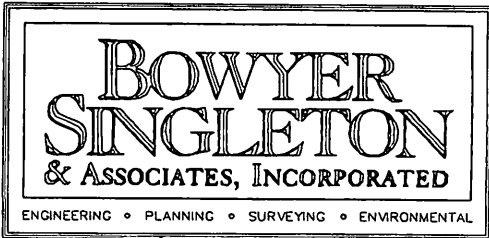
P.B. 37, PG. 94-96, LOT 2

LOCATED IN SECTION 28,

TOWNSHIP 21 SOUTH, RANGE 31 EAST

SEMINOLE COUNTY, FLORIDA

(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

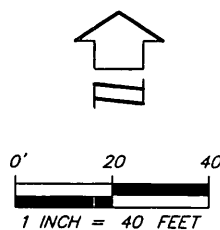


520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

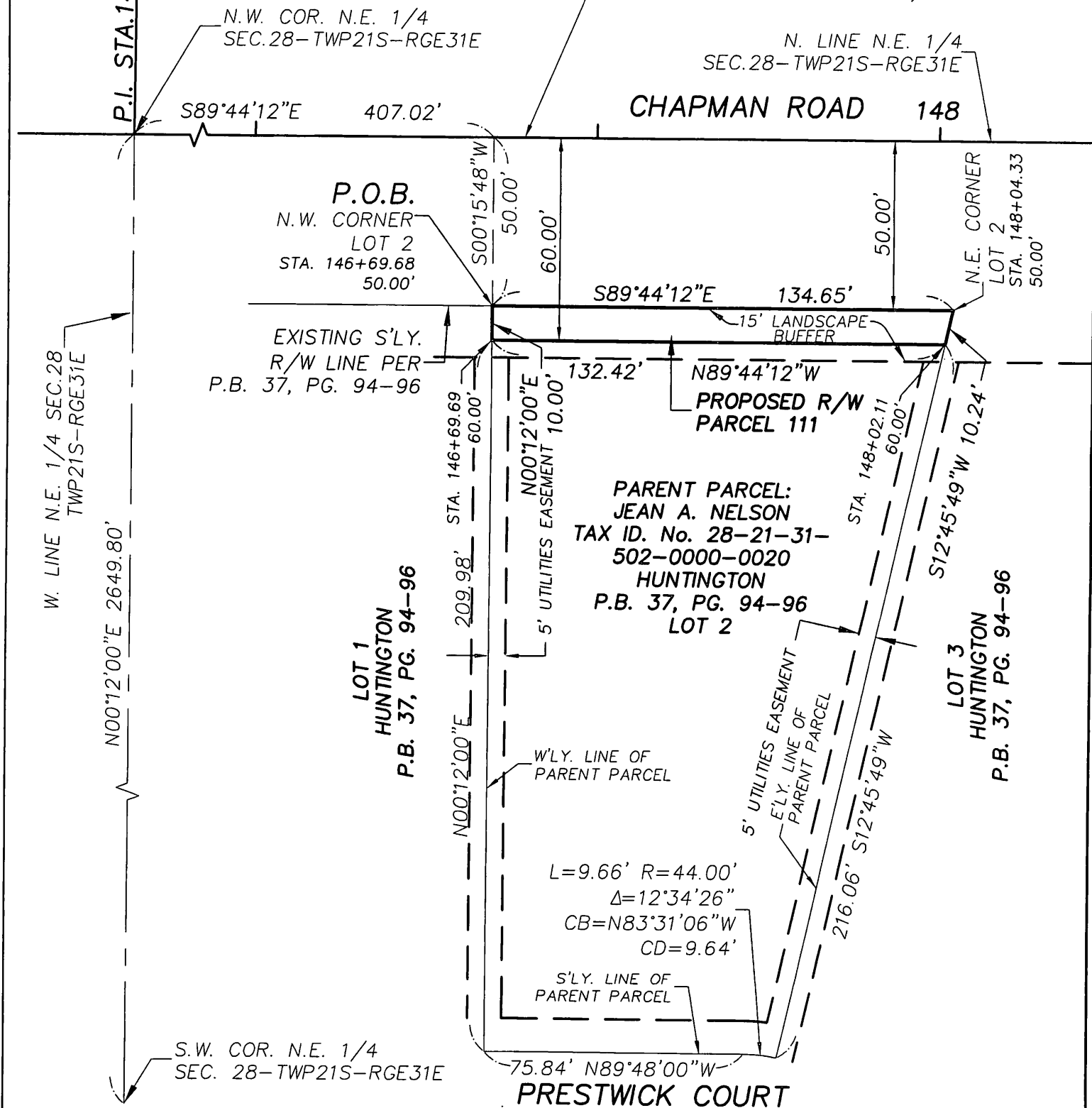
120

R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CD = CHORD LENGTH
CB = CHORD BEARING
TB = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
SEC. = SECTION
TWP = TOWNSHIP
RGE = RANGE
O.R.B. = OFFICIAL RECORDS BOOK
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY

N&D = NAIL & DISK
LB = CERTIFICATE OF AUTHORIZATION
P.B. = PLAT BOOK
PG. = PAGE
ID. = IDENTIFICATION
FND. = FOUND
P.T. = POINT OF TANGENCY
RR = RAILROAD
⊙ = FOUND SURVEY CONTROL
Ⓢ = CENTERLINE
~ = LINE BREAK



BASELINE PER SEMINOLE COUNTY
RIGHT OF WAY MAP PER SEMINOLE
-COUNTY RIGHT OF WAY MAP DATED
7-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.



SHEET 2 OF 2

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON
& ASSOCIATES, INCORPORATED**

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

A PORTION OF PARENT PARCEL 112

OWNER: GREGORY A. BOYD & AIDA A. BOYD

000019

PARENT PARCEL TAX ID. No.: 28-21-31-502-0000-0030

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF LOT 3, HUNTINGTON, IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 94-96, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3, HUNTINGTON, IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 94-96, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°08'43" WEST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°44'12" WEST A DISTANCE OF 195.59 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTH 12°45'49" EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 10.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°44'12" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 193.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING.

CONTAINING 1945 SQUARE FEET OR 0.045 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 142+62.66 AND STATION 150+00, AS HAVING AN ASSUMED BEARING OF SOUTH 89°44'12" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398353, DATE OF SEARCH NOVEMBER 17, 2006.

TAKE SUBJECT TO EASEMENTS AND BUFFERS AS SHOWN ON:
- PLAT BOOK 37, PAGES 94-96, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.

TAKE IS ALSO SUBJECT TO:
-FLORIDA POWER CORP. EASEMENT, ORB. 652,PG. 116, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07
WILLIAM P. HINKLE DATE

PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

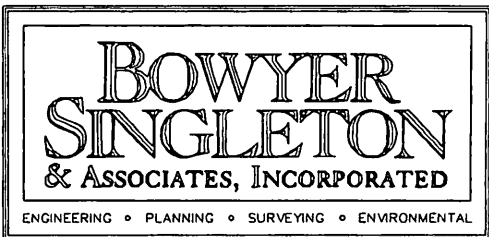
SHEET 1 OF 2

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
GREGORY A. BOYD & AIDA A. BOYD
HUNTINGTON

P.B. 37, PG. 94-96, LOT 3
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

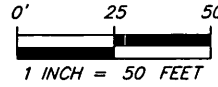


520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5100

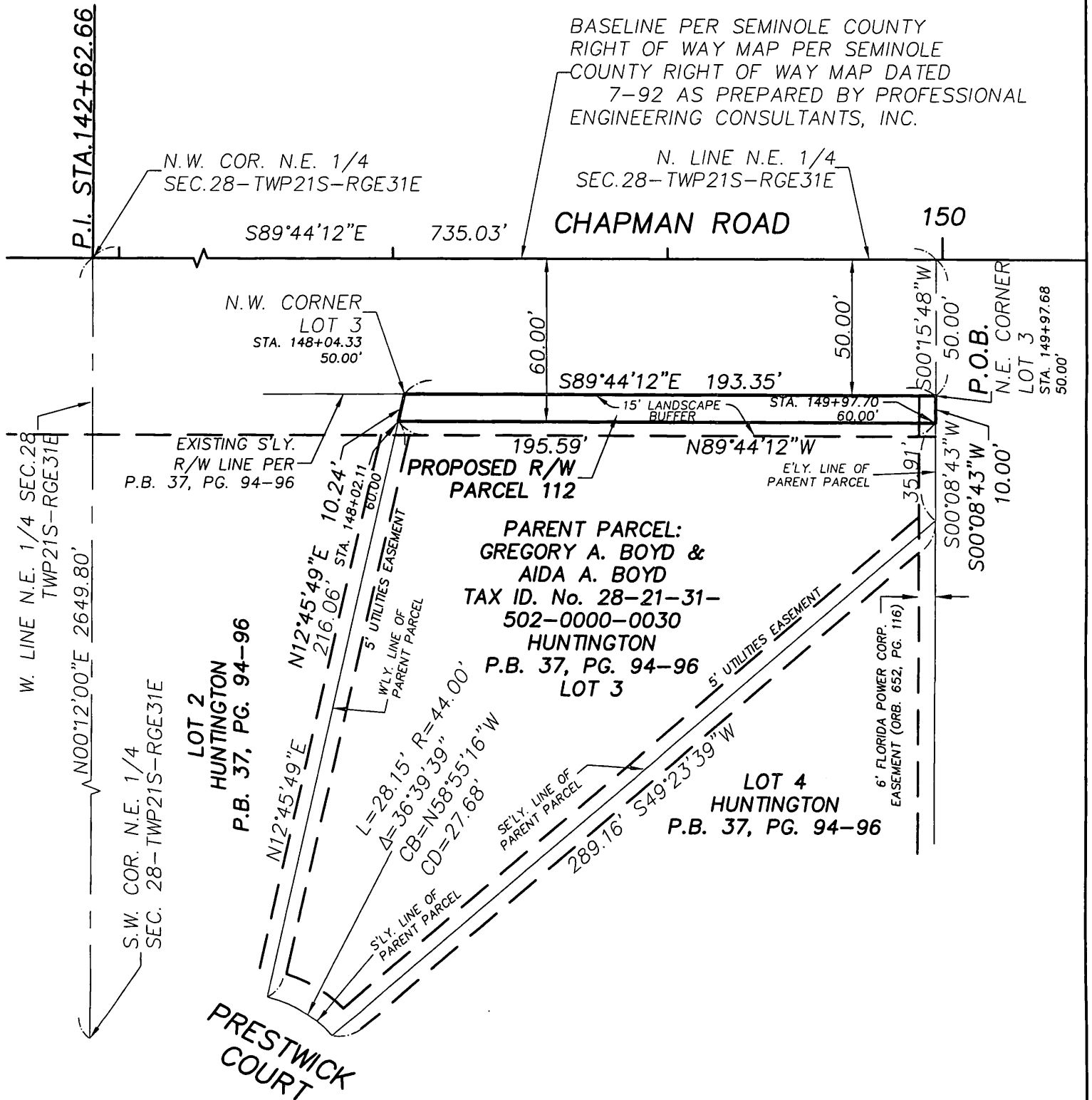
EXHIBIT A

LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
CB = CHORD BEARING	ID. = IDENTIFICATION
TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING	P.T. = POINT OF TANGENCY
R/W = RIGHT OF WAY	RR = RAILROAD
SEC. = SECTION	⊙ = FOUND SURVEY CONTROL
TWP = TOWNSHIP	⊕ = CENTERLINE
RGE = RANGE	— = LINE BREAK
O.R.B. = OFFICIAL RECORDS BOOK	
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	



000020



SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
GREGORY A. BOYD & AIDA A. BOYD
HUNTINGTON
P.B. 37, PG. 94-96, LOT 3
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

EXHIBIT A

A PORTION OF PARENT PARCEL 115

OWNER: THAO PHUONG TRAN & LONG TRAN

000021

PARENT PARCEL TAX ID. No.: 28-21-31-302-002E-0000

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 00°05'27" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2653.14 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 89°44'12" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 664.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00°07'05" WEST ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 131, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'05" WEST ALONG SAID EAST LINE, A DISTANCE OF 47.00 FEET; THENCE NORTH 89°44'12" WEST, A DISTANCE OF 56.31 FEET; THENCE NORTH 88°41'42" WEST, A DISTANCE OF 110.02 FEET; THENCE NORTH 00°15'48" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°44'12" WEST, A DISTANCE OF 498.24 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 00°08'43" EAST ALONG SAID WEST LINE, A DISTANCE OF 35.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°44'12" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 664.50 TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND THE POINT OF BEGINNING.

CONTAINING 25143 SQUARE FEET OR 0.577 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 155+00 AND STATION 169+00, AS HAVING AN ASSUMED BEARING OF SOUTH 89°44'12" EAST PER SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC. ORLANDO, FL)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398446, DATE OF SEARCH NOVEMBER 17, 2006.

TAKE SUBJECT TO:

- FLORIDA POWER CORP. , DISTRIBUTION EASEMENT, PER ORB. 1209, PG. 1411 SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
- EASEMENT FOR INGRESS / EGRESS AND SLAVIA DRAINAGE DISTRICT AS RECITED, ORB. 1974, PG. 1643 SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07

WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 1 OF 4

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
THAO PHUONG TRAN & LONG TRAN
O.R.B. 3651, PG. 1737
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEETS 2 THRU 4 OF 4
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

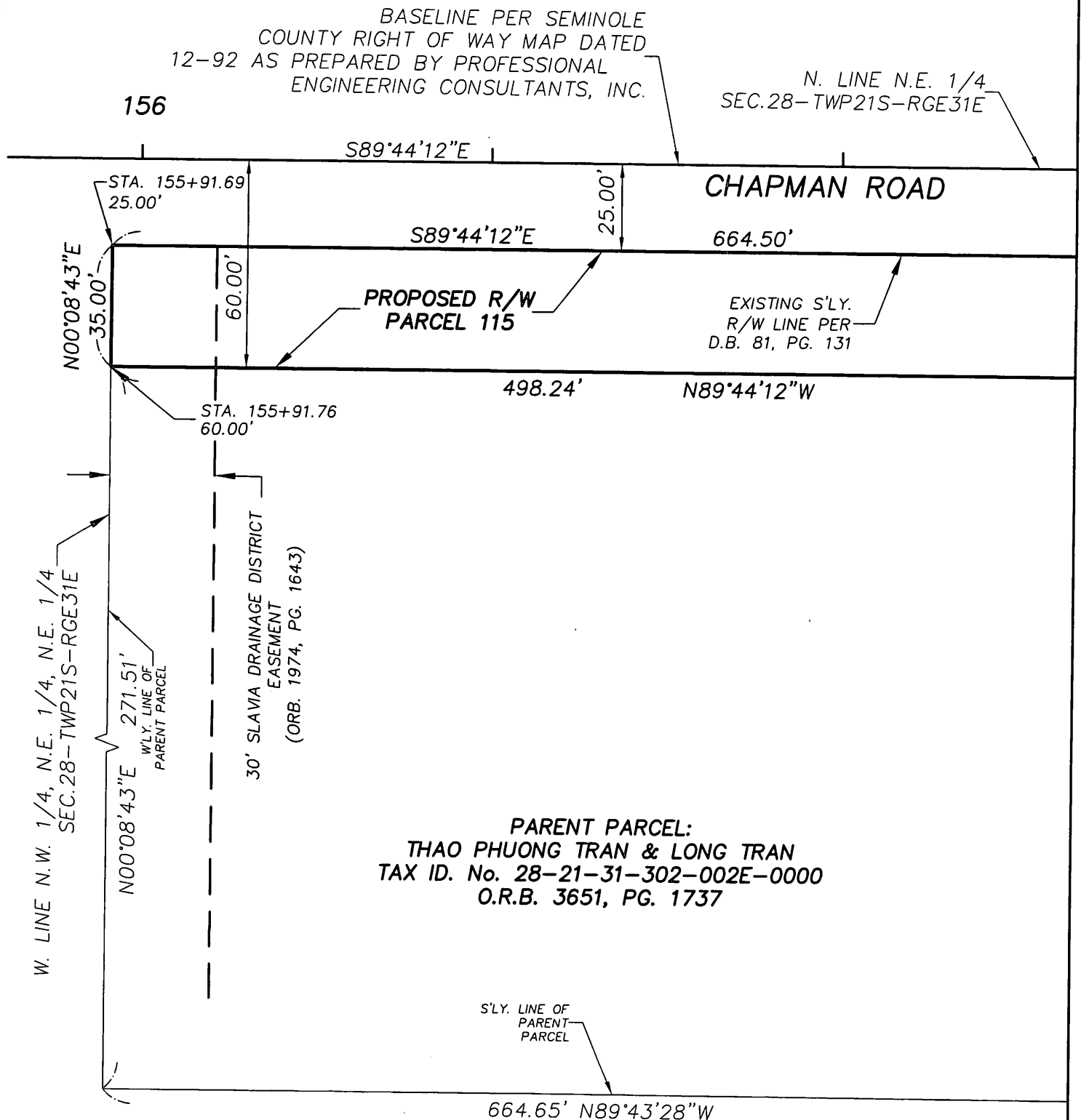
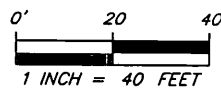
EXHIBIT A

R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CD = CHORD LENGTH
CB = CHORD BEARING
TB = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
SEC. = SECTION
TWP = TOWNSHIP
RGE = RANGE
D.B. = DEED BOOK
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY

N&D = NAIL & DISK
LB = CERTIFICATE OF AUTHORIZATION
P.B. = PLAT BOOK
PG. = PAGE
ID. = IDENTIFICATION
FND. = FOUND
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
RR = RAILROAD
⊙ = FOUND SURVEY CONTROL
Ⓢ = CENTERLINE
— = LINE BREAK



000022



MATCHLINE SHEET 3 OF 4

SHEET 2 OF 4

(SEE SHEET 1 OF 4
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



**BOWYER
SINGLETON
& ASSOCIATES, INCORPORATED**

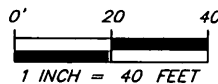
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

EXHIBIT A

LEGEND & ABBREVIATIONS

- | | |
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| R = RADIUS | N&D = NAIL & DISK |
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| SEC. = SECTION | ● = FOUND SURVEY CONTROL |
| TWP = TOWNSHIP | CL = CENTERLINE |
| RGE = RANGE | — = LINE BREAK |
| D.B. = DEED BOOK | |
| P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY | |



000023

BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

160

N. LINE N.E. 1/4
SEC.28-TWP21S-RGE31E

S89°44'12"E

25.00'

CHAPMAN ROAD

S89°44'12"E

664.50'

PROPOSED R/W
PARCEL 115

60.00'

EXISTING S'LY.
R/W LINE PER
D.B. 81, PG. 131

STA. 160+90.00
60.00'

498.24' N89°44'12"W

N00°15'48"E
10.00'
STA. 160+90.00
70.00'

N88°41'42"W
110.02'

8' FLORIDA POWER CORP.
EASEMENT (ORB. 1209, PG. 1411)

PARENT PARCEL:
THAO PHUONG TRAN & LONG TRAN
TAX ID. No. 28-21-31-302-002E-0000
O.R.B. 3651, PG. 1737

S'LY. LINE OF
PARENT
PARCEL

664.65' N89°43'28"W

MATCHLINE SHEET 2 OF 4

MATCHLINE SHEET 4 OF 4

SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 3 OF 4

SEE SHEET 1 OF 4 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
THAO PHUONG TRAN & LONG TRAN
O.R.B. 3651, PG. 1737
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 4
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

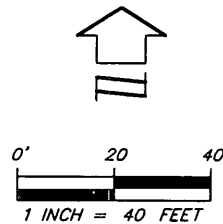
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520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 847-5400

EXHIBIT A

LEGEND & ABBREVIATIONS

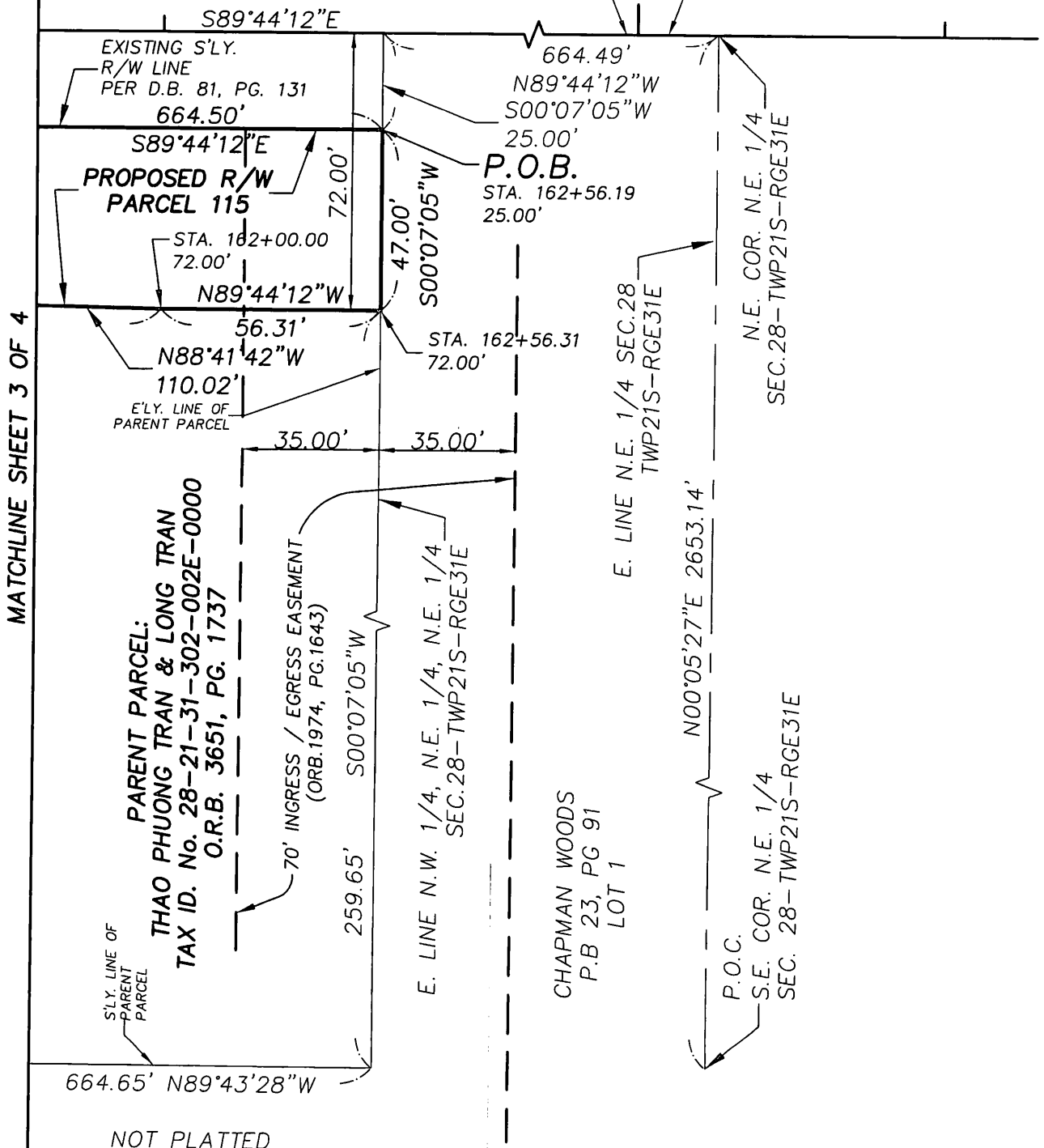
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R/W = RIGHT OF WAY	RR = RAILROAD
SEC. = SECTION	⊙ = FOUND SURVEY CONTROL
TWP = TOWNSHIP	℄ = CENTERLINE
RGE = RANGE	— = LINE BREAK
D.B. = DEED BOOK	
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	



000024

BASELINE PER SEMINOLE COUNTY
RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

CHAPMAN ROAD



SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 4 OF 4

SEE SHEET 1 OF 4 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

**A PORTION OF PARENT PARCEL:
THAO PHUONG TRAN & LONG TRAN
O.R.B. 3651, PG. 1737
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**

(SEE SHEET 1 OF 4
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

K:\S42\CHAPMAN ROAD\RIGHT OF WAY TAKING\SKETCHES\PARCEL 115.dwg

EXHIBIT A

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
PARCEL 715

000025

OWNER: THAO PHUONG TRAN & LONG TRAN

PARENT PARCEL TAX ID. No.: 28-21-31-302-002E-0000

PARCEL 715 LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 00°05'27" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2653.14 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 89°44'12" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 664.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00°07'05" WEST ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 131, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°07'05" WEST ALONG SAID EAST LINE, A DISTANCE OF 47.00 FEET; THENCE NORTH 89°44'12" WEST, A DISTANCE OF 56.31 FEET; THENCE NORTH 88°41'42" WEST, A DISTANCE OF 74.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°15'48" WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 89°41'42" WEST, A DISTANCE OF 35.70 FEET; THENCE NORTH 00°15'48" EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 89°41'42" EAST, A DISTANCE OF 35.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 464 SQUARE FEET OR 0.011 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 155+00 AND STATION 169+00, AS HAVING AN ASSUMED BEARING OF SOUTH 89°44'12" EAST PER SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC. ORLANDO, FL)
2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398446, DATE OF SEARCH NOVEMBER 17, 2006.
TAKE SUBJECT TO:
 - FLORIDA POWER CORP. , DISTRIBUTION EASEMENT, PER ORB. 1209, PG. 1411 SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
 - EASEMENT FOR INGRESS / EGRESS AND SLAVIA DRAINAGE DISTRICT AS RECITED, ORB. 1974, PG. 1643 SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.
4. THIS SKETCH OF DESCRIPTION IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 10/24/07
WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 1 OF 4

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
THAO PHUONG TRAN & LONG TRAN
O.R.B. 3651, PG. 1737
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEETS 2 THRU 4 OF 4
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

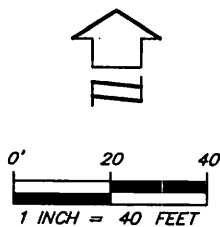


520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

EXHIBIT A

LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
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R/W = RIGHT OF WAY	RR = RAILROAD
SEC. = SECTION	⊙ = FOUND SURVEY CONTROL
TWP = TOWNSHIP	⊕ = CENTERLINE
RGE = RANGE	— = LINE BREAK.
D.B. = DEED BOOK	
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	



000026

BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

N. LINE N.E. 1/4
SEC.28-TWP21S-RGE31E

156

S89°44'12"E

CHAPMAN ROAD

STA. 155+91.69
25.00'

S89°44'12"E

664.50'

PROPOSED R/W

EXISTING S'LY.
R/W LINE PER
D.B. 81, PG. 131

498.24'

N89°44'12"W

STA. 155+91.76
60.00'

30' SLAVIA DRAINAGE DISTRICT
EASEMENT
(ORB. 1974, PG. 1643)

W. LINE N.W. 1/4, N.E. 1/4, N.E. 1/4
SEC.28-TWP21S-RGE31E

N00°08'43"E

WLY. LINE OF
PARENT PARCEL

271.51'

PARENT PARCEL:
THAO PHUONG TRAN & LONG TRAN
TAX ID. No. 28-21-31-302-002E-0000
O.R.B. 3651, PG. 1737

S'LY. LINE OF
PARENT
PARCEL

664.65' N89°43'28"W

MATCHLINE SHEET 3 OF 4

SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 2 OF 4

SEE SHEET 1 OF 4 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
THAO PHUONG TRAN & LONG TRAN
O.R.B. 3651, PG. 1737
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 4
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

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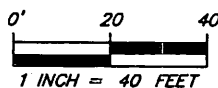
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5400

K:\S42\CHAPMAN ROAD\RIGHT OF WAY TAKING\SKETCHES\TCE_PARCEL 715.dwg

EXHIBIT A

LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
CB = CHORD BEARING	ID. = IDENTIFICATION
TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING	P.T. = POINT OF TANGENCY
R/W = RIGHT OF WAY	RR = RAILROAD
SEC. = SECTION	⊙ = FOUND SURVEY CONTROL
TWP = TOWNSHIP	⊕ = CENTERLINE
RGE = RANGE	— = LINE BREAK
D.B. = DEED BOOK	
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	



000027

BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

160

N. LINE N.E. 1/4
SEC.28-TWP21S-RGE31E

S89°44'12"E

25.00'

CHAPMAN ROAD

664.50'

S89°44'12"E

PROPOSED R/W

60.00'

EXISTING S'LY.
R/W LINE PER
D.B. 81, PG. 131

498.24' N89°44'12"W

N00°15'48"E

10.00'

STA. 160+90.00

N00°15'48"E

13.00'

PROPOSED T.C.E.
PARCEL 715

STA. 160+90.00

60.00'

N88°41'42"W

110.02'

74.32'

P.O.B.

S88°41'42"E

35.70'

N88°41'42"W

35.70'

S00°15'48"W

13.00'

8' FLORIDA POWER CORP.
EASEMENT (ORB. 1209, PG. 1411)

PARENT PARCEL:
THAO PHUONG TRAN & LONG TRAN
TAX ID. No. 28-21-31-302-002E-0000
O.R.B. 3651, PG. 1737

S'LY. LINE OF
PARENT
PARCEL

664.65' N89°43'28"W

MATCHLINE SHEET 2 OF 4

MATCHLINE SHEET 4 OF 4

SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 3 OF 4

SEE SHEET 1 OF 4 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
THAO PHUONG TRAN & LONG TRAN
O.R.B. 3651, PG. 1737
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 4
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

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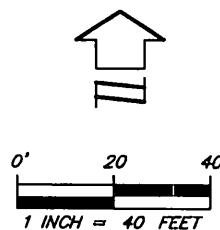
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

K:\S42\CHAPMAN ROAD\RIGHT OF WAY TAKING\SKETCHES\TCE_PARCEL 715.d

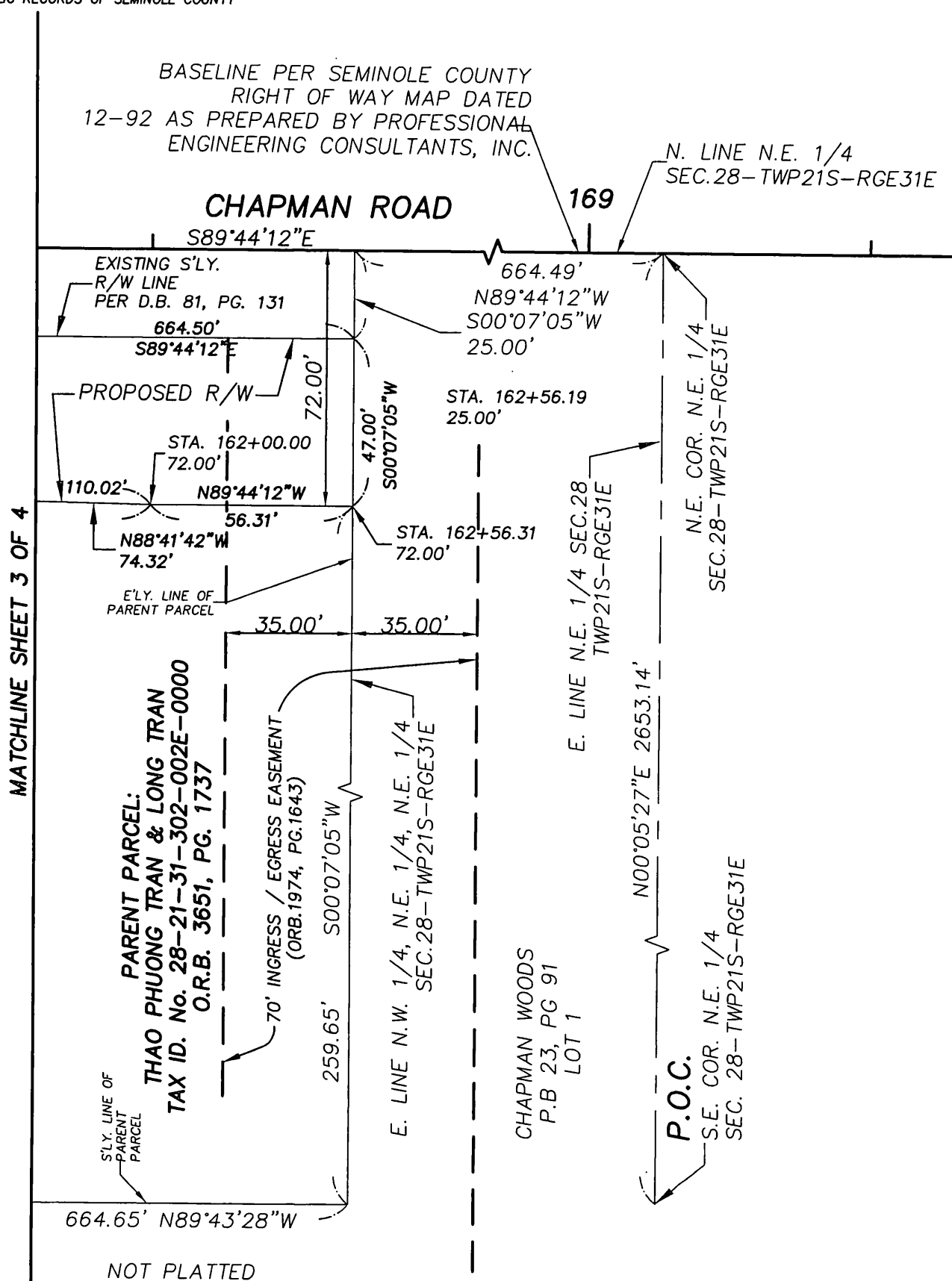
EXHIBIT A

R = RADIUS
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N&D = NAIL & DISK
LB = CERTIFICATE OF AUTHORIZATION
P.B. = PLAT BOOK
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ID. = IDENTIFICATION
FND. = FOUND
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
RR = RAILROAD
◎ = FOUND SURVEY CONTROL
Ⓢ = CENTERLINE
~ = LINE BREAK



000028



SHEET 4 OF 4

(SEE SHEET 1 OF 4
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



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& ASSOCIATES, INCORPORATED**

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520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32804

EXHIBIT A

A PORTION OF PARENT PARCEL 116

OWNER: LUIS R. NIEVES & JENNIE R. NIEVES

000029

PARENT PARCEL TAX ID. No.: 28-21-31-302-0020-0000

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28;
THENCE NORTH 00°05'27" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF
SAID SECTION 28, A DISTANCE OF 2653.14 FEET TO THE NORTHEAST CORNER OF THE
NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 89°44'12" WEST ALONG THE
NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 664.49
FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00°07'05" WEST ALONG
SAID WEST LINE, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH
RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81,
PAGE 131, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE POINT OF
BEGINNING; THENCE SOUTH 89°44'12" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A
DISTANCE OF 35.00 FEET TO A POINT ON THE PROJECTION OF THE WEST LINE OF LOT
1 OF CHAPMAN WOODS, AS RECORDED IN PLAT BOOK 23, PAGES 91, PUBLIC RECORDS
OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°07'05" WEST ALONG SAID
PROJECTED WEST LINE OF LOT 1 OF CHAPMAN WOODS, A DISTANCE OF 47.00 FEET;
THENCE NORTH 89°44'12" WEST, A DISTANCE OF 35.00 FEET TO A POINT ON THE WEST
LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SAID SECTION 28; THENCE NORTH 00°07'05" EAST ALONG SAID WEST LINE, A DISTANCE
OF 47.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1645 SQUARE FEET OR 0.038 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF
CHAPMAN ROAD, BETWEEN P.I. STATION 164+00 AND STATION 169+00,
AS HAVING AN ASSUMED BEARING OF SOUTH 89°44'12" EAST PER
SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92
AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC. ORLANDO, FL)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS,
EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE
SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE
COMPANY, FILE NO. 06.00128/1502796, DATE OF SEARCH FEBRUARY 7,
2007.

TAKE SUBJECT TO:

- INGRESS / EGRESS EASEMENT, PER ORB. 1974, PG. 1643,
SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS,
CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER
THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS
NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN
ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94.
PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE
FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF
DESCRIPTION MEETS THE APPLICABLE
"MINIMUM TECHNICAL STANDARDS" AS SET
FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS
IN CHAPTER 61 G17-6, PURSUANT
TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07

WILLIAM P. HINKLE DATE

PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

DESCRIPTION ONLY.

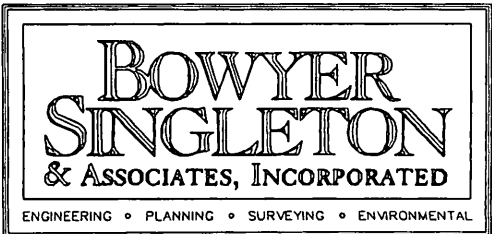
THIS IS NOT A SURVEY.

SHEET 1 OF 2

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
LUIS R. NIEVES & JENNIE R. NIEVES
O.R.B. 2507, PG. 349
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

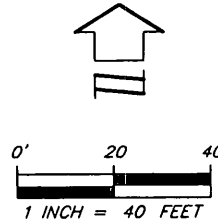
(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

LEGEND & ABBREVIATIONS

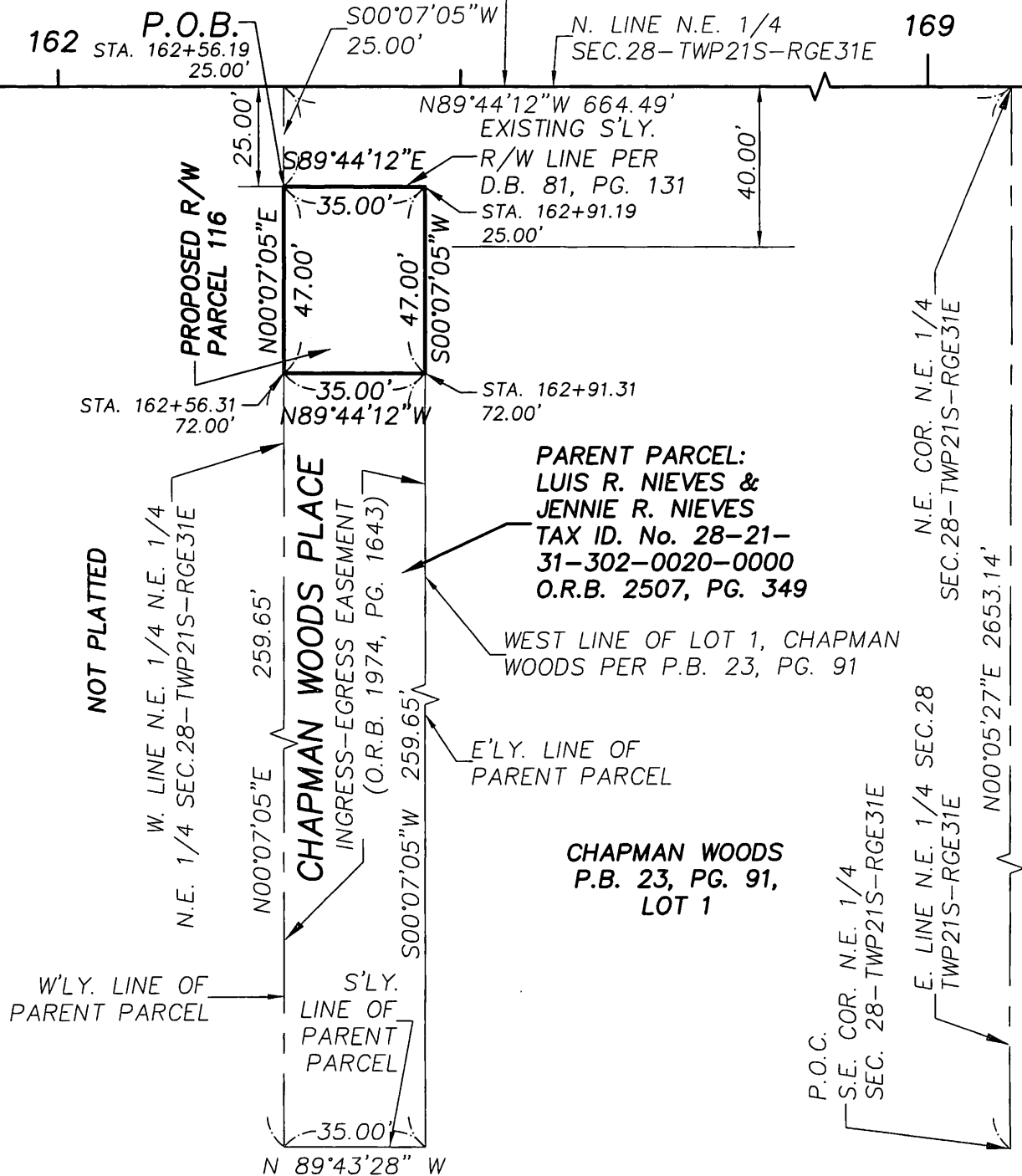
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SEC. = SECTION	D.B. = DEED BOOK
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RGE = RANGE	— = LINE BREAK
O.R.B. = OFFICIAL RECORDS BOOK	
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	



000030

BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

CHAPMAN ROAD



SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
LUIS R. NIEVES & JENNIE R. NIEVES
O.R.B. 2507, PG. 349
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

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& ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

A PORTION OF PARENT PARCEL 117

OWNER: LUIS R. NIEVES & JENNIE R. NIEVES

000031

PARENT PARCEL TAX ID. No.: 28-21-31-501-0000-0010

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF LOT 1, CHAPMAN WOODS, IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 91, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 00°05'27" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2653.14 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 89°44'12" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 472.09 FEET; THENCE SOUTH 00°15'48" WEST A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE SOUTH 00°08'48" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°44'12" WEST A DISTANCE OF 138.57 FEET; THENCE SOUTH 00°15'48" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°44'12" WEST, A DISTANCE OF 18.69 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 00°07'05" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 32.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°44'12" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 157.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

CONTAINING 3370 SQUARE FEET OR 0.077 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 164+00 AND STATION 169+00, AS HAVING AN ASSUMED BEARING OF SOUTH 89°44'12" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC. ORLANDO, FL)
2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398451, DATE OF SEARCH NOVEMBER 17, 2006.
TAKE SUBJECT TO EASEMENTS AS SHOWN ON:
- PLAT BOOK 23, PAGES 91, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.
4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07

WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

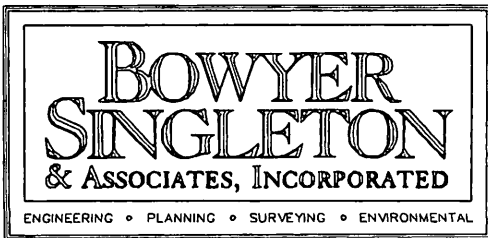
SHEET 1 OF 2

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
LUIS R. NIEVES & JENNIE R. NIEVES
CHAPMAN WOODS

P.B. 23, PG. 91, LOT 1
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

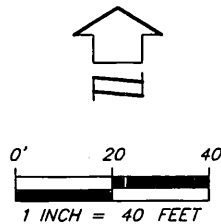
(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32804

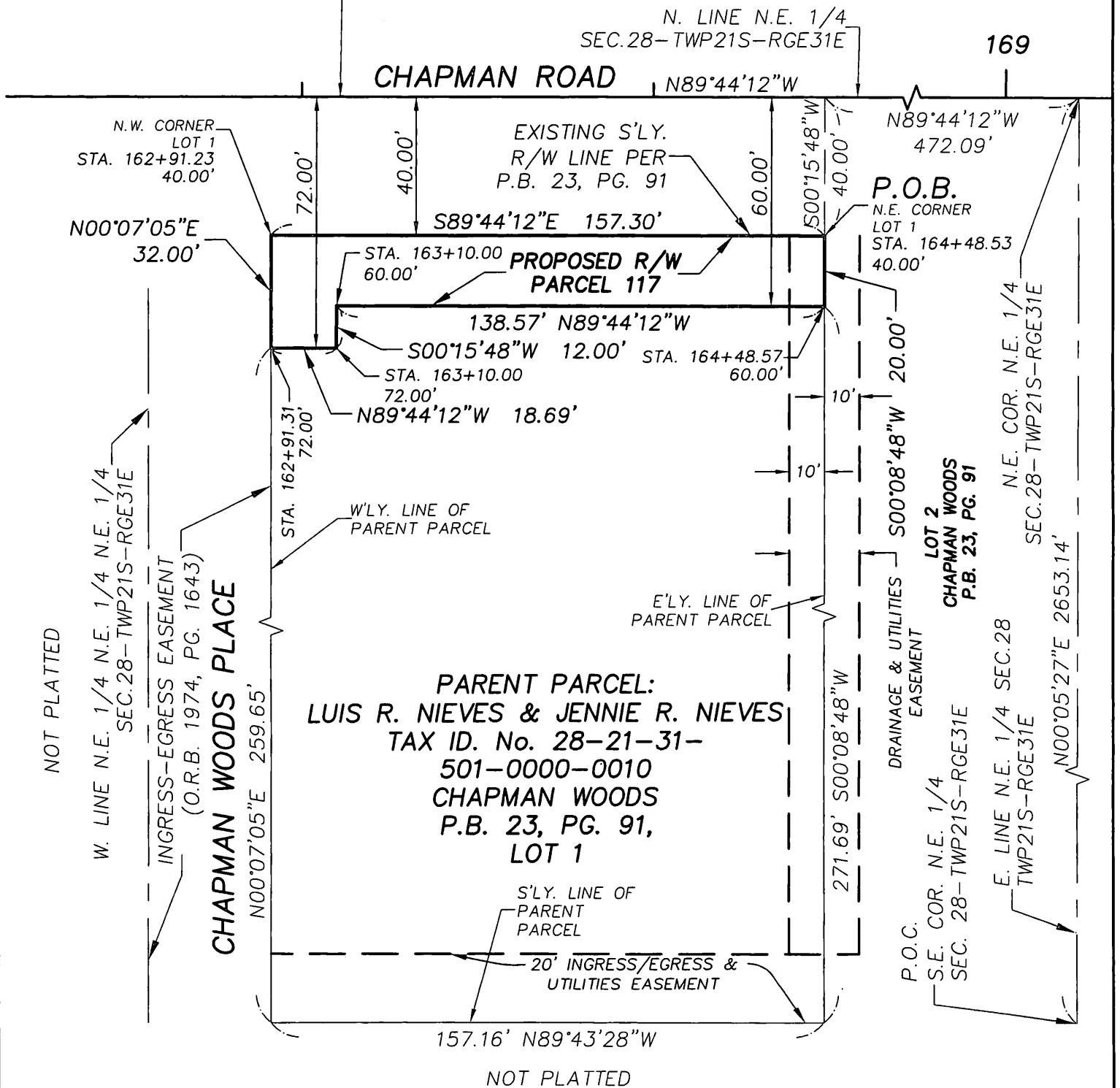
LEGEND & ABBREVIATIONS

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SEC. = SECTION	⊙ = FOUND SURVEY CONTROL
TWP. = TOWNSHIP	CL = CENTERLINE
RGE. = RANGE	— = LINE BREAK
O.R.B. = OFFICIAL RECORDS BOOK	
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	



000032

BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.



SKETCH OF DESCRIPTION ONLY.

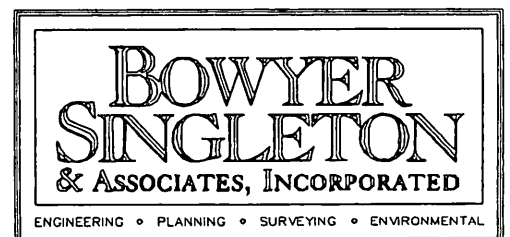
THIS IS NOT A SURVEY.

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
LUIS R. NIEVES & JENNIE R. NIEVES
CHAPMAN WOODS
P.B. 23, PG. 91, LOT 1
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

A PORTION OF PARENT PARCEL 118

OWNER: RAUL R. RICO & SONIA P. RICO

PARENT PARCEL TAX ID. No.: 28-21-31-501-0000-0020

000033

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF LOT 2, CHAPMAN WOODS, IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 91, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 00°05'27" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2653.14 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 89°44'12" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 472.09 FEET; THENCE SOUTH 00°15'48" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE SOUTH 89°44'12" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 157.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°07'41" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°44'12" WEST, A DISTANCE OF 157.41 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE NORTH 00°08'48" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING.

CONTAINING 3148 SQUARE FEET OR 0.072 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 164+00 AND STATION 169+00, AS HAVING AN ASSUMED BEARING OF SOUTH 89°44'12" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC. ORLANDO, FL)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398460, DATE OF SEARCH NOVEMBER 17, 2006.

TAKE SUBJECT TO EASEMENTS AS SHOWN ON:
- PLAT BOOK 23, PAGES 91, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07
WILLIAM P. HINKLE DATE

PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

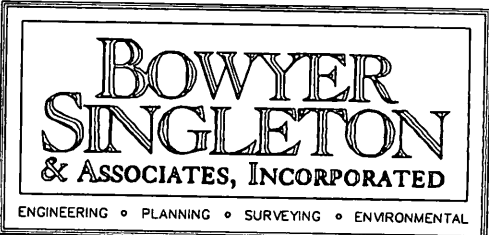
SHEET 1 OF 2

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
RAUL R. RICO & SONIA P. RICO
CHAPMAN WOODS

P.B. 23, PG. 91, LOT 2
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

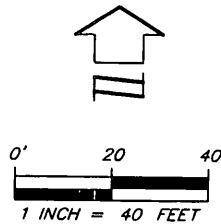


520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

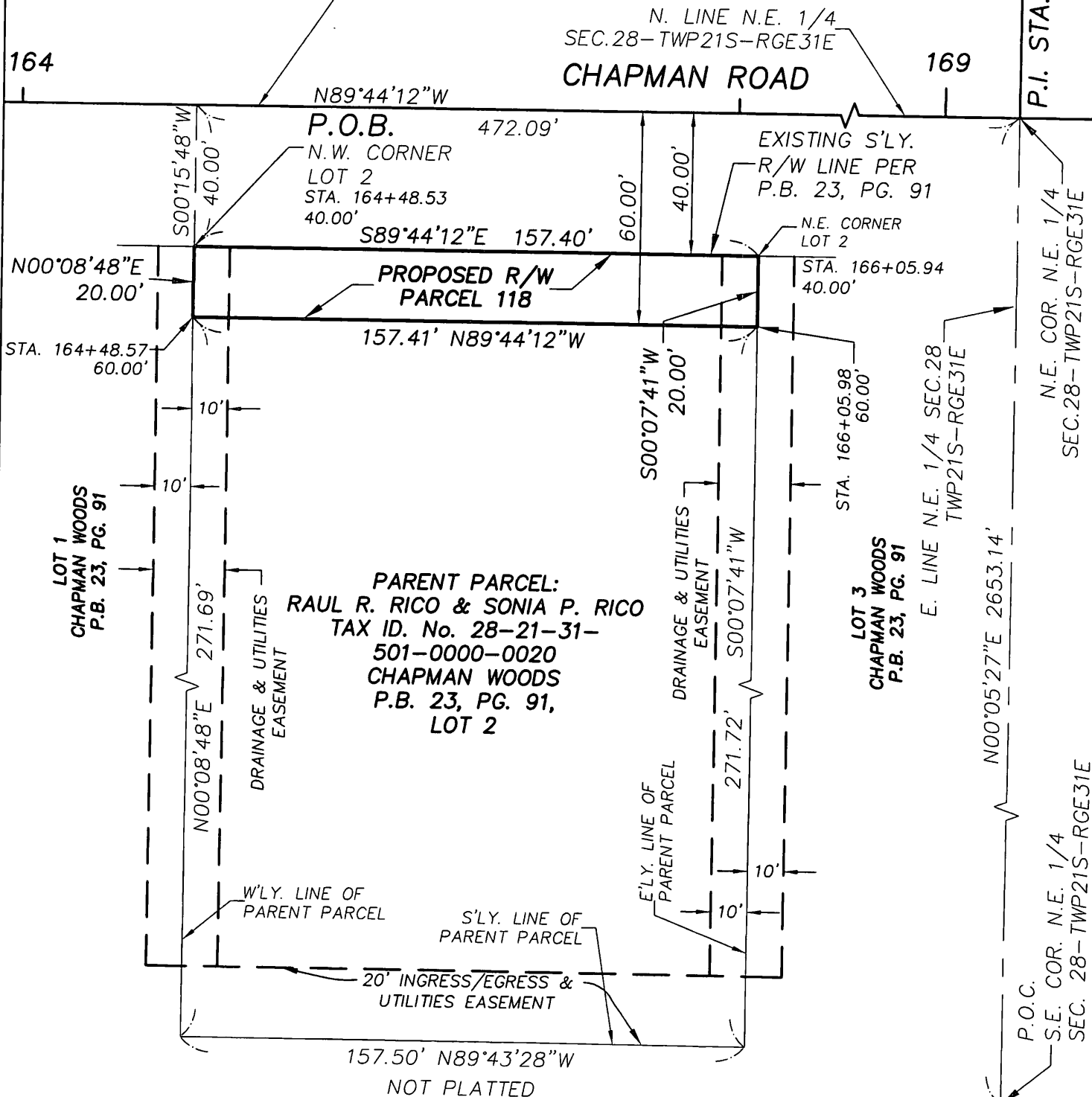
LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
CB = CHORD BEARING	ID. = IDENTIFICATION
TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING	P.T. = POINT OF TANGENCY
R/W = RIGHT OF WAY	RR = RAILROAD
SEC. = SECTION	⊙ = FOUND SURVEY CONTROL
TWP = TOWNSHIP	℄ = CENTERLINE
RGE = RANGE	— = LINE BREAK
O.R.B. = OFFICIAL RECORDS BOOK	
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	



000034

BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.



SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
RAUL R. RICO & SONIA P. RICO
CHAPMAN WOODS
P.B. 23, PG. 91, LOT 2
LOCATED IN SECTION 28,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

K:\S42\CHAPMAN ROAD\RIGHT OF WAY TAKING\SKETCHES\PARCEL 118.dwg

EXHIBIT A

A PORTION OF PARENT PARCEL 121

OWNER: NUTMEG FARMS, INC.

000035

PARENT PARCEL TAX ID. No.: 21-21-31-300-010F-0000
& 21-21-31-300-010G-0000

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 00°04'22" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 21, A DISTANCE OF 5309.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 131, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE NORTH 89°25'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 665.65 FEET TO A POINT ON THE SOUTHERLY PROJECTION OF THE EAST LINE OF MAYFAIR OAKS, AS RECORDED IN PLAT BOOK 44, PAGES 12-13, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°06'59" EAST ALONG SAID PROJECTED EAST LINE OF MAYFAIR OAKS, A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHAPMAN ROAD, PER SAID PLAT BOOK 44, PAGES 12-13; THENCE SOUTH 89°25'35" EAST, A DISTANCE OF 665.62 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 21; THENCE SOUTH 00°04'22" WEST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23297 SQUARE FEET OR 0.535 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 135+00 AND STATION 142+62.66, AS HAVING AN ASSUMED BEARING OF SOUTH 89°25'35" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC. ORLANDO, FL)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398617, DATE OF SEARCH NOVEMBER 17, 2006.

TAKE SUBJECT TO:

- INGRESS / EGRESS AND PUBLIC UTILITIES EASEMENT, PER ORB. 1080, PG. 619, ORB, 1883, PG. 1640 &
- ORB. 1093, PG. 478, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
- EASEMENT FOR CANAL, PER ORB. 1883, PG. 1640, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 02/29/08

WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 1 OF 4

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
NUTMEG FARMS, INC.
O.R.B. 1883, PG. 1640
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEETS 2 THRU 4 OF 4
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

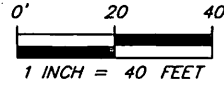


520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

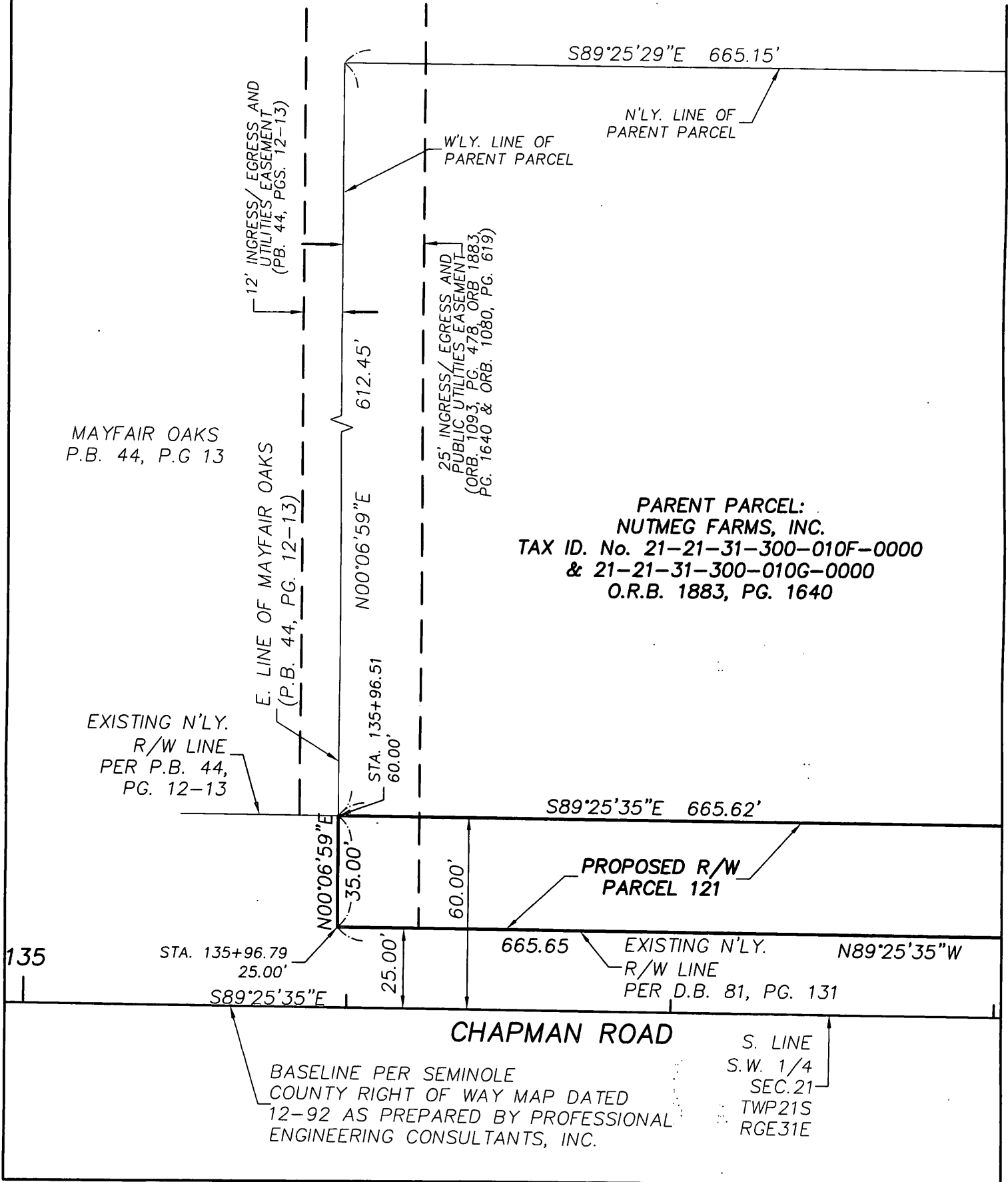
EXHIBIT A

LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
CB = CHORD BEARING	ID. = IDENTIFICATION
TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING	P.T. = POINT OF TANGENCY
R/W = RIGHT OF WAY	RR = RAILROAD
SEC. = SECTION	O.R.B. = OFFICIAL RECORDS BOOK
TWP = TOWNSHIP	℄ = CENTERLINE
RGE = RANGE	— = LINE BREAK
D.B. = DEED BOOK	
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	



000036



MATCHLINE SHEET 3 OF 4

SKETCH OF DESCRIPTION ONLY.

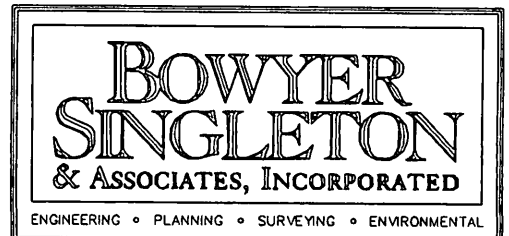
THIS IS NOT A SURVEY.

SHEET 2 OF 4

SEE SHEET 1 OF 4 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
NUTMEG FARMS, INC.
O.R.B. 1883, PG. 1640
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 4
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5100

EXHIBIT A

LEGEND & ABBREVIATIONS

- | | | | |
|------------|-----------------------------------|----------|------------------------------|
| R = | RADIUS | N&D = | NAIL & DISK |
| L = | ARC LENGTH | LB = | CERTIFICATE OF AUTHORIZATION |
| Δ = | DELTA (CENTRAL ANGLE) | P.B. = | PLAT BOOK |
| CD = | CHORD LENGTH | PG. = | PAGE |
| CB = | CHORD BEARING | ID. = | IDENTIFICATION |
| TB = | TANGENT BEARING | FND. = | FOUND |
| P.O.C. = | POINT OF COMMENCEMENT | P.C. = | POINT OF CURVATURE |
| P.O.B. = | POINT OF BEGINNING | P.T. = | POINT OF TANGENCY |
| R/W = | RIGHT OF WAY | RR = | RAILROAD |
| SEC. = | SECTION | O.R.B. = | OFFICIAL RECORDS BOOK |
| TWP = | TOWNSHIP | CL = | CENTERLINE |
| RGE = | RANGE | — = | LINE BREAK |
| D.B. = | DEED BOOK | | |
| P.R.S.C. = | PUBLIC RECORDS OF SEMINOLE COUNTY | | |



0' 20' 40'
1 INCH = 40 FEET

000037

MATCHLINE SHEET 2 OF 4

MATCHLINE SHEET 4 OF 4

PARENT PARCEL:
NUTMEG FARMS, INC.
TAX ID. No. 21-21-31-300-010F-0000
& 21-21-31-300-010G-0000
O.R.B. 1883, PG. 1640

S89°25'29"E 665.15'

N'LY. LINE OF
PARENT PARCEL

S89°25'35"E 665.62'

PROPOSED R/W
PARCEL 121

665.65' N89°25'35"W
EXISTING N'LY.

R/W LINE
PER I.D.B. 81, PG. 131

S89°25'35"E

CHAPMAN ROAD

BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

S. LINE
S.W. 1/4
SEC. 21
TWP 21S
RGE 31E

SKETCH OF DESCRIPTION ONLY.

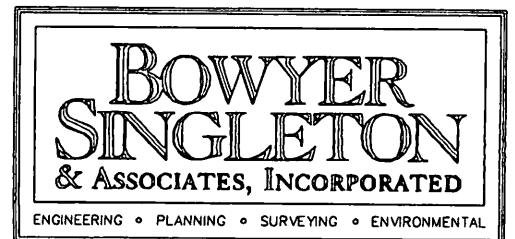
THIS IS NOT A SURVEY.

SHEET 3 OF 4

SEE SHEET 1 OF 4 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
NUTMEG FARMS, INC.
O.R.B. 1883, PG. 1640
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 4
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5100

EXHIBIT A

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
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R/W = RIGHT OF WAY	RR = RAILROAD
SEC. = SECTION	O.R.B. = OFFICIAL RECORDS BOOK
TWP = TOWNSHIP	℄ = CENTERLINE
RGE = RANGE	↯ = LINE BREAK
D.B. = DEED BOOK	
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	

**PARENT PARCEL:
NUTMEG FARMS, INC.
TAX ID. No. 21-21-31-300-010F-0000
& 21-21-31-300-010G-0000
O.R.B. 1883, PG. 1640**

N'LY. LINE OF
PARENT PARCEL

E'LY. LINE OF
PARENT PARCEL

P.O.C.-
N.E. COR. N.W. 1/4
SEC. 21 - TWP 21 S - RGE 31 E

8' FLORIDA POWER
EASEMENT (ORB.1000, PG.1697)

-25' CANAL EASEMENT
(ORB. 1883, PG. 1640)

LIGHTWOOD KNOX CANAL

E. LINE W. 1/2 SEC.21
TWP21S-RGE31E

PROPOSED R/W
PARCEL 121

P.O.B
STA. 142+62.44
25.00'

665.65
S89°25'35"E

EXISTING N'LY. N89°25'35"W
-R/W LINE NOO
PER D.B. 81, PG. 131

N00°04'22"E
25.00'

CHAPMAN ROAD

BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

S. LINE
S.W. 1/4
SEC. 21
TWP 21S
RGE 31E

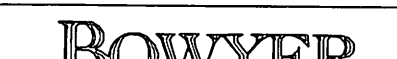
P.I. STA.

$$\underline{142+62.66}$$

SHEET 4 OF 4

(SEE SHEET 1 OF 4
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**A PORTION OF PARENT PARCEL:
NUTMEG FARMS, INC.
O.R.B. 1883, PG. 1640
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**



**BOWYER
SINGLETON
& ASSOCIATES, INCORPORATED**

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

A PORTION OF PARENT PARCEL 123

000039

OWNER: BONITA G. BRINKER

PARENT PARCEL TAX ID. NO.: 21-21-31-300-014A-0000

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE SOUTH 00°04'22" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 21, A DISTANCE OF 5309.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 137, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE NORTH 00°04'22" EAST ALONG SAID WEST LINE, A DISTANCE OF 35.00 FEET; THENCE SOUTH 89°44'12" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF LOT A OF HORSESHOE FARMS AS RECORDED IN PLAT BOOK 17, PAGES 77; THENCE SOUTH 00°04'22" WEST ALONG THE WEST LINE AND A PROJECTION OF THE WEST LINE OF SAID LOT A, A DISTANCE OF 35.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°44'12" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 21 AND THE POINT OF BEGINNING.

CONTAINING 1400 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 135+00 AND STATION 142+62.66, AS HAVING AN ASSUMED BEARING OF SOUTH 89°25'35" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)
2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398624, DATE OF SEARCH NOVEMBER 17, 2006.
TAKE SUBJECT TO:
- FLORIDA POWER CORP., DISTRIBUTION EASEMENT;
PER ORB. 1000, PG. 1697
3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.
4. THIS SKETCH OF DESCRIPTION IS 3 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07
WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 1 OF 3

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
BONITA G. BRINKER
O.R.B. 1047, PG. 1013
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEETS 2 OF 3
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

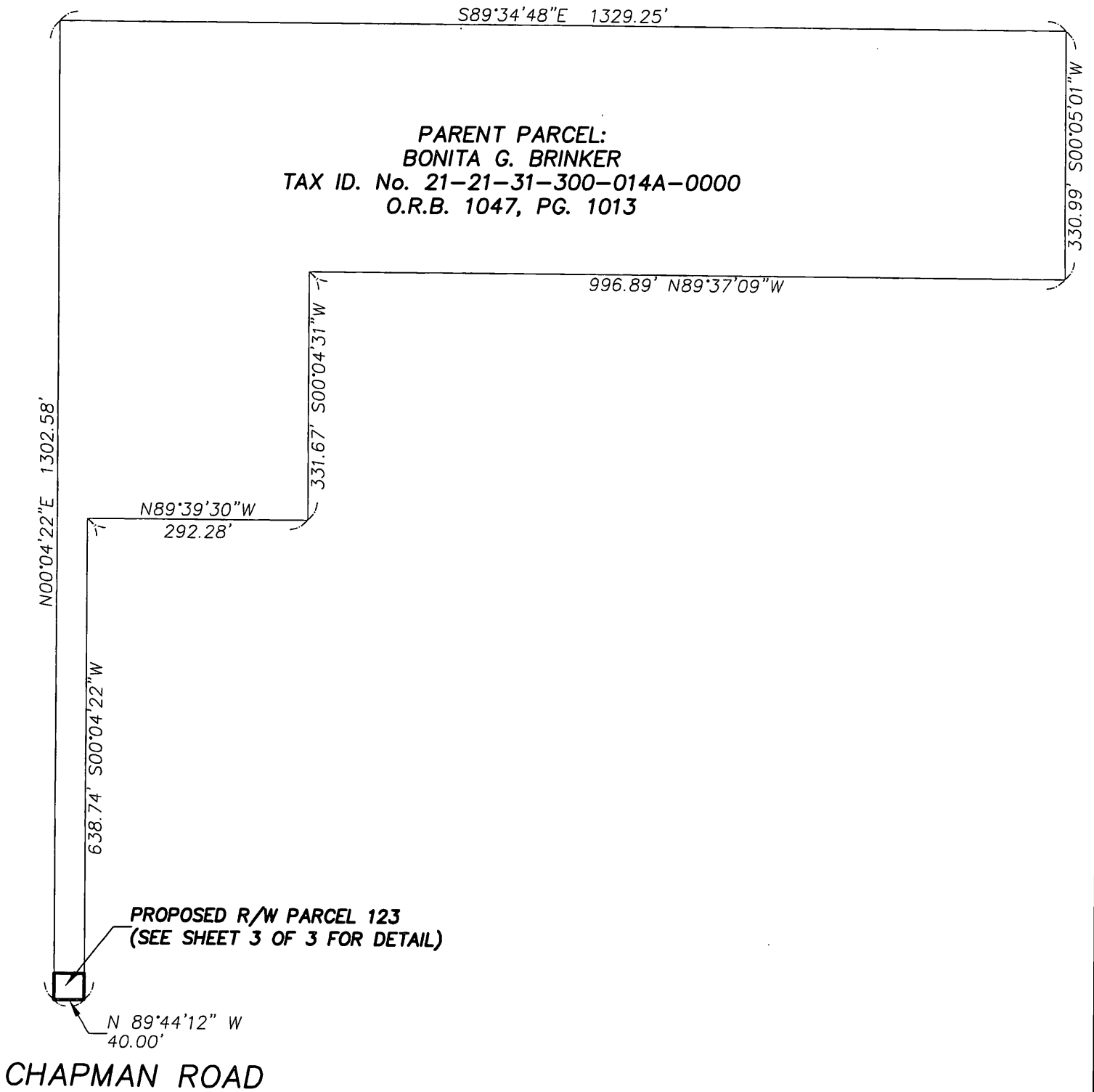
PARENT PARCEL DETAIL



NOT TO SCALE

000040

PARENT PARCEL:
BONITA G. BRINKER
TAX ID. No. 21-21-31-300-014A-0000
O.R.B. 1047, PG. 1013



SKETCH OF DESCRIPTION ONLY.

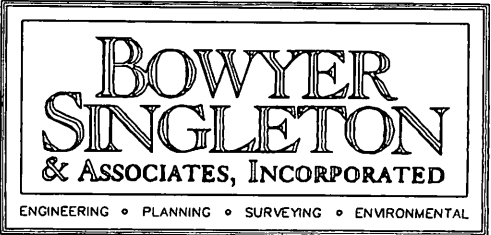
THIS IS NOT A SURVEY.

SHEET 2 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
BONITA G. BRINKER
O.R.B. 1047, PG. 1013
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

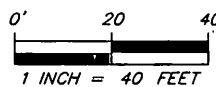
(SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
CB = CHORD BEARING	ID. = IDENTIFICATION
TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING	P.T. = POINT OF TANGENCY
R/W = RIGHT OF WAY	RR = RAILROAD
SEC. = SECTION	O.R.B. = OFFICIAL RECORDS BOOK
TWP. = TOWNSHIP	CL = CENTERLINE
RGE. = RANGE	— = LINE BREAK
D.B. = DEED BOOK	
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	



000041

P.O.C.
N.W. COR. N.E. 1/4
SEC. 21—TWP 21S—RGE 31E

25' CANAL EASEMENT
(ORB. 1883, PG. 1640)

S00°04'22"W

LIGHTWOOD KNOX CANAL

LOT A
HORSESHOE FARMS
P.B. 17, PG. 77

E'LY. LINE OF
PARENT PARCEL

WEST LINE OF LOT A
HORSESHOE FARMS
P.B. 17, PG. 77

W'LY. LINE OF
PARENT PARCEL

NOT PLATTED

W. LINE EAST 1/2 SEC. 21
TWP 21S—RGE 31E

5309.36'

8' FLORIDA POWER
EASEMENT (ORB. 1000, PG. 1697)

PARENT PARCEL:
BONITA G. BRINKER
TAX ID. No. 21-21-31-
300-014A-0000
O.R.B. 1047, PG. 1013

PROPOSED R/W
PARCEL 123

STA. 143+02.46
60.00'
S00°04'22"W
35.00'

P.O.B.
STA. 142+62.44
25.00'

EXISTING N'LY. R/W LINE
PER D.B. 81, PG. 137

EXISTING N'LY. R/W LINE
PER P.B. 17, PG. 77

STA. 143+02.57
25.00'

S. LINE S.E. 1/4
SEC. 21—TWP 21S—RGE 31E
S89°44'12"E

CHAPMAN ROAD

BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.

S.W. COR. S.E. 1/4
SEC. 21—TWP 21S—RGE 31E

P.I. STA.
142+62.66

SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 3 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
BONITA G. BRINKER
O.R.B. 1047, PG. 1013
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

A PORTION OF PARENT PARCEL 823DE

000042

OWNER: BONITA G. BRINKER

PARENT PARCEL TAX ID. NO.: 21-21-31-300-014A-0000

PROPOSED PERPETUAL DRAINAGE EASEMENT LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE SOUTH 00°04'22" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 21, A DISTANCE OF 5309.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 137, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89°44'12" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHERLY PROJECTION OF THE WEST LINE OF LOT A OF HORSESHOE FARMS, AS RECORDED IN PLAT BOOK 17, PAGES 77; HAVING A BEARING OF SOUTH 00°04'22" WEST; THENCE RUN NORTH 00°04'22" EAST ALONG SAID PROJECTED WEST LINE OF LOT A, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°44'12" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 21; THENCE NORTH 00°04'22" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 21, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°44'12" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT A; THENCE SOUTH 00°04'22" WEST ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4000 SQUARE FEET OR 0.092 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 135+00 AND STATION 142+62.66, AS HAVING AN ASSUMED BEARING OF SOUTH 89°25'35" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)
2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398624, DATE OF SEARCH NOVEMBER 17, 2006.
TAKE SUBJECT TO:
- FLORIDA POWER CORP., DISTRIBUTION EASEMENT;
PER ORB. 1000, PG. 1697
3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENT, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.
4. THIS SKETCH OF DESCRIPTION IS 3 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07
WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY. THIS IS NOT A SURVEY. SHEET 1 OF 3

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
BONITA G. BRINKER
O.R.B. 1047, PG. 1013
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEETS 2 OF 3
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

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& ASSOCIATES, INCORPORATED

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(407) 843-5120

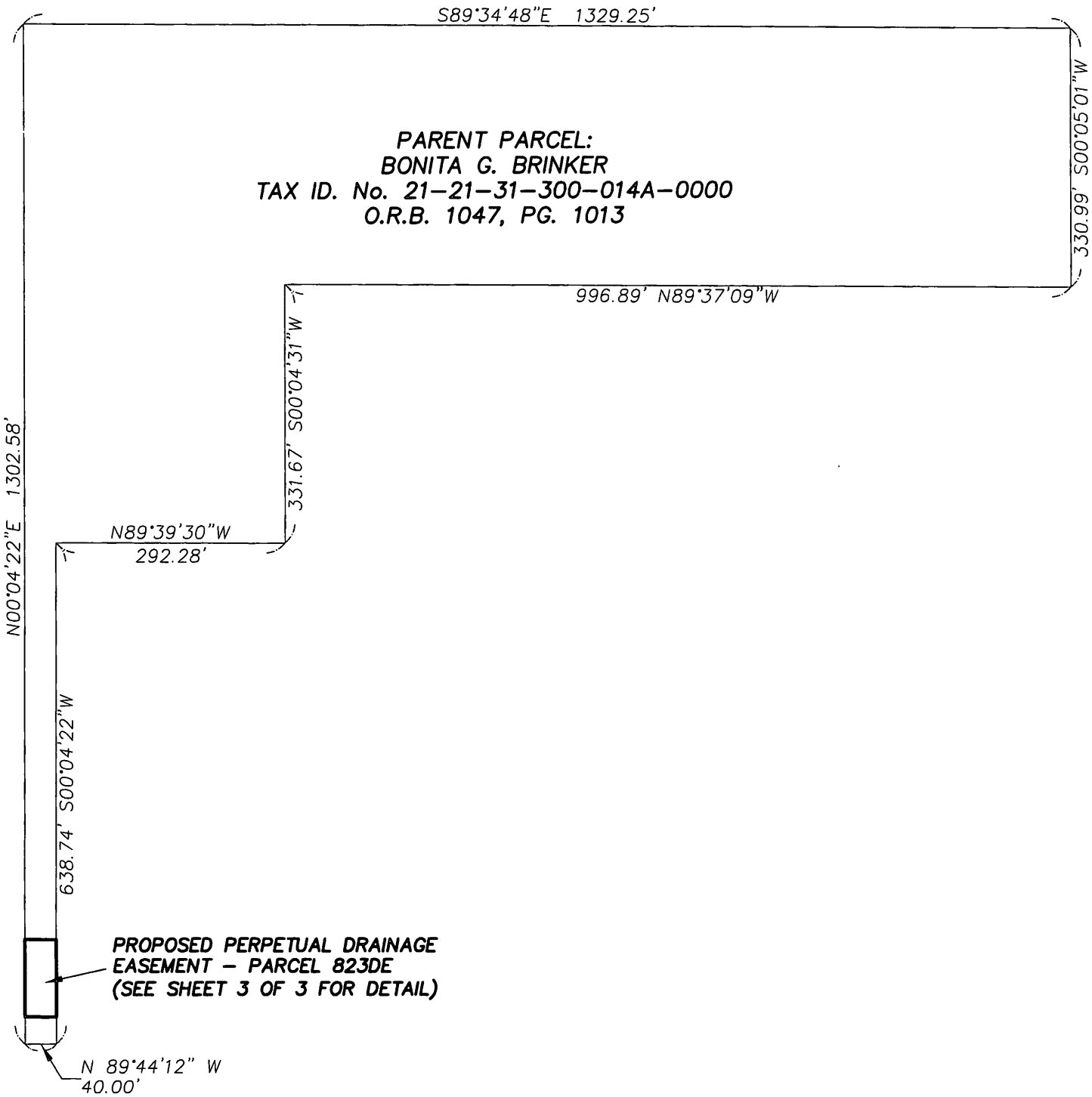
PARENT PARCEL DETAIL



NOT TO SCALE

000043

PARENT PARCEL:
BONITA G. BRINKER
TAX ID. No. 21-21-31-300-014A-0000
O.R.B. 1047, PG. 1013



CHAPMAN ROAD

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY. SHEET 2 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
BONITA G. BRINKER
O.R.B. 1047, PG. 1013
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

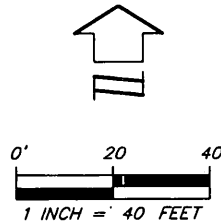
(SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



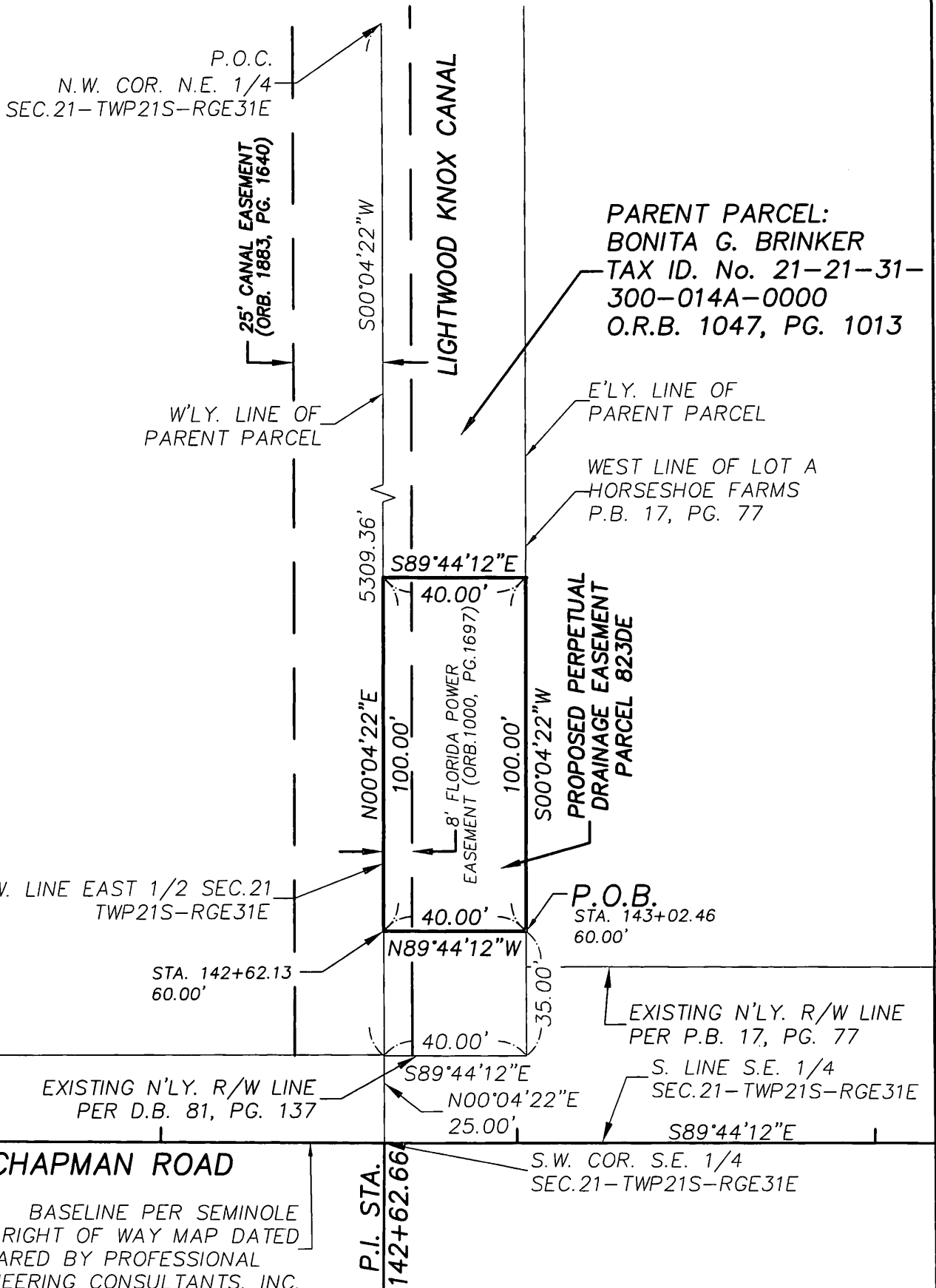
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
CB = CHORD BEARING	ID. = IDENTIFICATION
TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING	P.T. = POINT OF TANGENCY
R/W = RIGHT OF WAY	RR = RAILROAD
SEC. = SECTION	O.R.B. = OFFICIAL RECORDS BOOK
TWP = TOWNSHIP	℄ = CENTERLINE
RGE = RANGE	— = LINE BREAK
D.B. = DEED BOOK	
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	



000044



SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 3 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
BONITA G. BRINKER
O.R.B. 1047, PG. 1013
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

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EXHIBIT A

A PORTION OF PARENT PARCEL 124

000045

OWNER: VERNIECE W. WALKER

PARENT PARCEL TAX ID. No.: 21-21-31-501-0000-00A0

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF LOT A, HORSE SHOE FARMS, IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 77, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE SOUTH 00°04'22" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 21, A DISTANCE OF 5309.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 137, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89°44'12" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT A OF HORSESHOE FARMS, HAVING A BEARING OF SOUTH 00°04'22" WEST; THENCE RUN NORTH 00°04'22" EAST ALONG SAID PROJECTED WEST LINE OF LOT A, A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT A, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°04'22" EAST ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°44'12" EAST, A DISTANCE OF 201.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT A; THENCE SOUTH 04°40'55" WEST ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 10.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE NORTH 89°44'12" WEST ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 200.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT A AND THE POINT OF BEGINNING.

CONTAINING 2006 SQUARE FEET OR 0.046 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 142+62.66 AND STATION 169+20.62, AS HAVING AN ASSUMED BEARING OF SOUTH 89°44'12" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)
2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1398696, DATE OF SEARCH NOVEMBER 17, 2006.
TAKE SUBJECT TO EASEMENTS AS SHOWN ON:
- PLAT BOOK 17, PAGE 77, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.
4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07
WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

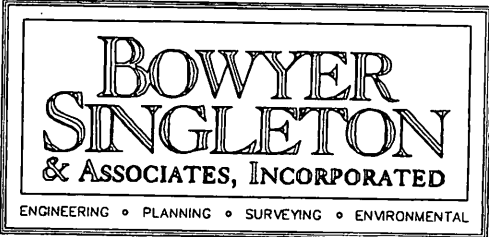
THIS IS NOT A SURVEY.

SHEET 1 OF 2

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
HORSESHOE FARMS
P.B. 17, PG. 77, LOT A
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEETS 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

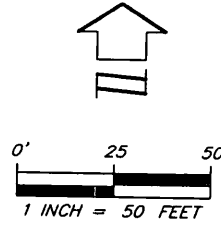


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(407) 843-7111

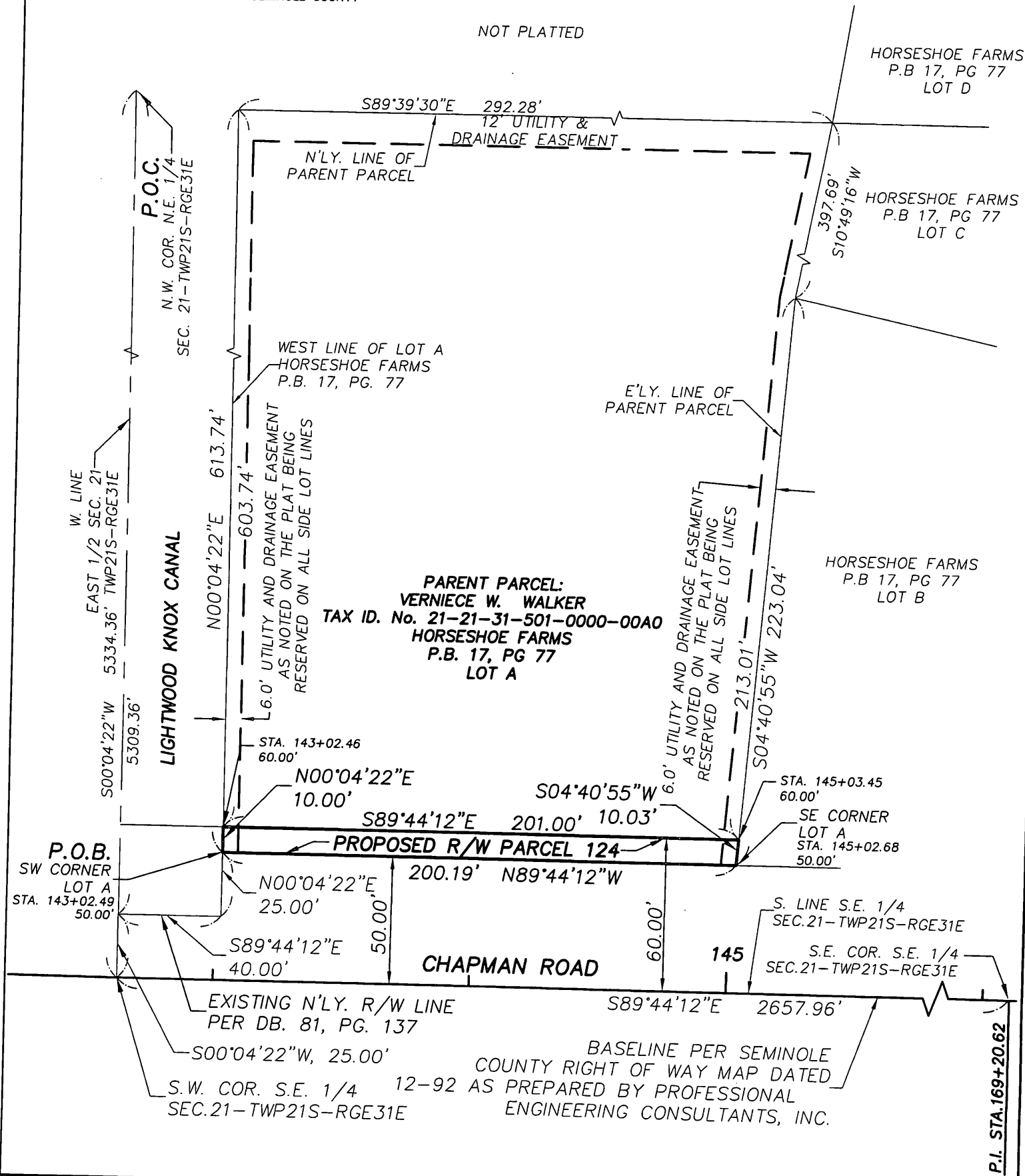
EXHIBIT A

LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
CB = CHORD BEARING	ID. = IDENTIFICATION
TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING	P.O.C. = POINT ON CURVE
R/W = RIGHT OF WAY	P.T. = POINT OF TANGENCY
SEC. = SECTION	RR = RAILROAD
TWP = TOWNSHIP	⊙ = FOUND SURVEY CONTROL
RGE = RANGE	⊕ = CENTERLINE
D.B. = DEED BOOK	— = LINE BREAK
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY	



000046



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY. SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

**A PORTION OF PARENT PARCEL:
HORSESHOE FARMS
P.B. 17, PG. 77, LOT A
LOCATED IN SECTION 21,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

EXHIBIT A

A PORTION OF PARENT PARCEL 134

OWNER: DONALD GALLAGHER TRUST

000047

PARENT PARCEL TAX ID. No.: 27-21-31-507-0000-0060

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF LOT 6, CABELL ESTATES, IN SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 87, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00°05'27" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 2653.14 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 89°20'06" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 240.01 FEET; THENCE SOUTH 00°05'27" WEST, A DISTANCE OF 47.38 FEET TO AN INTERSECTION POINT OF THE WEST LINE OF SAID LOT 6 AND THE SOUTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER OFFICIAL RECORDS BOOK 4009, PAGE 1428, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 89°20'06" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.78 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6; THENCE SOUTH 00°05'27" WEST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 9.77 FEET; THENCE SOUTH 89°42'37" WEST A DISTANCE OF 150.78 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 00°05'27" EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 12.28 FEET TO AN INTERSECTION POINT OF THE WEST LINE OF SAID LOT 6 AND SAID SOUTH RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

CONTAINING 1662 SQUARE FEET OR 0.038 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 169+20.62 AND STATION 173+00, AS HAVING AN ASSUMED BEARING OF SOUTH 89°20'06" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC. ORLANDO, FL)
2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1399636, DATE OF SEARCH NOVEMBER 17, 2006.
TAKE SUBJECT TO EASEMENTS AS SHOWN ON:
- PLAT BOOK 21, PAGES 87, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.
4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07
WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER: 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

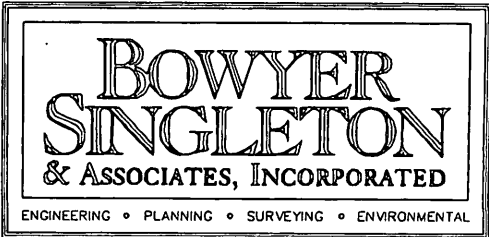
DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 1 OF 2

SKETCH OF DESCRIPTION
A PORTION OF PARENT PARCEL:
DONALD GALLAGHER TRUST
CABELL ESTATES
P.B. 21, PG. 87, LOT 6
LOCATED IN SECTION 27,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



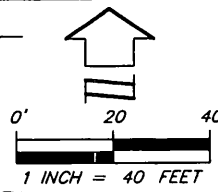
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 847-8477

EXHIBIT A

LEGEND & ABBREVIATIONS

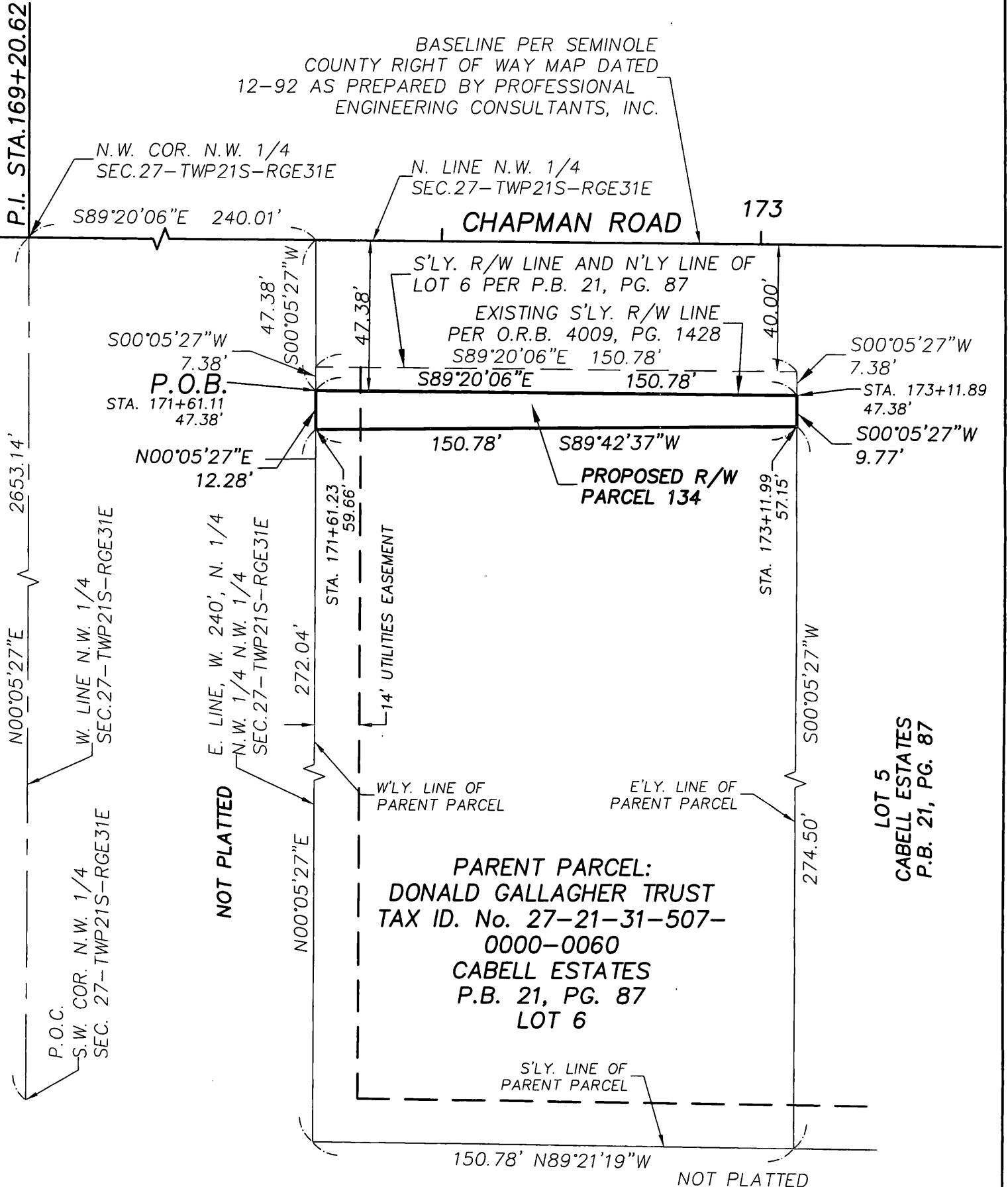
R = RADIUS
L = ARC LENGTH
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CL = CHORD LENGTH
CB = CHORD BEARING
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P.O.C. = POINT OF COMMENCEMENT
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R/W = RIGHT OF WAY
SEC. = SECTION
TWP = TOWNSHIP
RGE = RANGE
O.R.B. = OFFICIAL RECORDS BOOK

N&D = NAIL & DISK
LB = CERTIFICATE OF AUTHORIZATION
P.B. = PLAT BOOK
PG. = PAGE
ID. = IDENTIFICATION
FND. = FOUND
P.C. = POINT OF CURVATURE
RR = RAILROAD
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY
● = FOUND SURVEY CONTROL
CL = CENTERLINE
- - - = LINE BREAK



000048

BASELINE PER SEMINOLE
COUNTY RIGHT OF WAY MAP DATED
12-92 AS PREPARED BY PROFESSIONAL
ENGINEERING CONSULTANTS, INC.



SKETCH OF DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
DONALD GALLAGHER TRUST
CABELL ESTATES
P.B. 21, PG. 87, LOT 6
LOCATED IN SECTION 27,
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

A PORTION OF PARENT PARCEL 145 & 145A

OWNER: LUTHERAN HAVEN

000049

PARENT PARCEL TAX ID. No.: 20-21-31-300-0110-0000

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION PARCEL 145A:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 00°14'52" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 2630.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 131, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89°25'35" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 306.11 FEET TO THE POINT OF BEGINNING AND A POINT ON A TANGENT CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 5669.58 FEET AND A CENTRAL ANGLE OF 03°39'25"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 361.87 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 11519.16 FEET AND A CENTRAL ANGLE OF 03°18'06"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 663.80 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 00°09'37" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 34.78 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°25'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1025.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 18874 SQUARE FEET OR 0.433 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 100+00 AND STATION 116+00, AS HAVING AN ASSUMED BEARING OF SOUTH 88°41'43" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL.)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1399784, DATE OF SEARCH NOVEMBER 17, 2006.

TAKE SUBJECT TO:

- EASEMENT IN FAVOR OF CABLEVISION INDUSTRIES, ORB. 1929, PG. 1401, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
- EASEMENT IN FAVOR OF CABLEVISION INDUSTRIES, ORB. 2292, PG. 0055, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
- FLORIDA POWER CORPORATION, DISTRIBUTION EASEMENT, ORB. 2260, PG. 0780, SEMINOLE COUNTY, FLORIDA.
- EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, ORB. 2260, PG. 0004, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
- RECIPROCAL EASEMENT AGREEMENT, ORB.1278, PG. 0454, SEMINOLE COUNTY, PUBLIC RECORDS, FLORIDA.
- FLORIDA POWER CORPORATION, DISTRIBUTION EASEMENT, ORB. 659, PG. 307, SEMINOLE COUNTY, FLORIDA.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 6 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

6. BASELINE OF SURVEY DOES NOT LIE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20-21-31.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07

WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 1 OF 6

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
LOCATED IN SECTIONS 20 & 21
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 3 THRU 6 OF 6
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

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520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

A PORTION OF PARENT PARCEL 145 & 145A

OWNER: LUTHERAN HAVEN

000050

PARENT PARCEL TAX ID. No.: 20-21-31-300-0110-0000

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION PARCEL 145:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 00°14'52" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 2630.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 136, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE NORTH 88°43'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 648.39 FEET TO THE EASTERLY LINE OF THE PROPERTY RECORDED ON THE OFFICIAL RECORDS BOOK 5155, PAGE 300, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 00°49'01" EAST ALONG THE EASTERLY LINE OF SAID PROPERTY, A DISTANCE OF 59.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 5789.58 FEET AND A CENTRAL ANGLE OF 02°42'23"; THENCE FROM A TANGENT BEARING OF SOUTH 85°13'23" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 273.46 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 5669.58 FEET AND A CENTRAL ANGLE OF 03°39'50"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 362.55 FEET; THENCE NORTH 48°29'13" EAST, A DISTANCE OF 24.16 FEET; THENCE SOUTH 86°30'23" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 41°30'51" EAST, A DISTANCE OF 17.13 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 5664.58 FEET AND A CENTRAL ANGLE OF 00°05'41"; THENCE FROM A TANGENT BEARING OF SOUTH 86°46'46" EAST, RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 9.36 FEET; THENCE SOUTH 03°07'33" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 5669.58 FEET AND A CENTRAL ANGLE OF 02°33'08"; THENCE FROM A TANGENT BEARING OF SOUTH 86°52'27" EAST, RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 252.56 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°25'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 306.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 22754 SQUARE FEET OR 0.522 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 100+00 AND STATION 116+00, AS HAVING AN ASSUMED BEARING OF SOUTH 88°41'43" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL.)
2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1399784, DATE OF SEARCH NOVEMBER 17, 2006.
TAKE SUBJECT TO:
 - EASEMENT IN FAVOR OF CABLEVISION INDUSTRIES, ORB. 1929, PG. 1401, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
 - EASEMENT IN FAVOR OF CABLEVISION INDUSTRIES, ORB. 2292, PG. 0055, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
 - FLORIDA POWER CORPORATION, DISTRIBUTION EASEMENT, ORB. 2260, PG. 0780, SEMINOLE COUNTY, FLORIDA.
 - EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, ORB. 2260, PG. 0004, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
 - RECIPROCAL EASEMENT AGREEMENT, ORB.1278, PG. 0454, SEMINOLE COUNTY, PUBLIC RECORDS, FLORIDA.
 - FLORIDA POWER CORPORATION, DISTRIBUTION EASEMENT, ORB. 659, PG. 307, SEMINOLE COUNTY, FLORIDA.
3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.
4. THIS SKETCH OF DESCRIPTION IS 6 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.
6. BASELINE OF SURVEY DOES NOT LIE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20-21-31.

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 2 OF 6

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
LOCATED IN SECTIONS 20 & 21
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

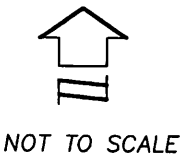
(SEE SHEET 3 THRU 6 OF 6
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



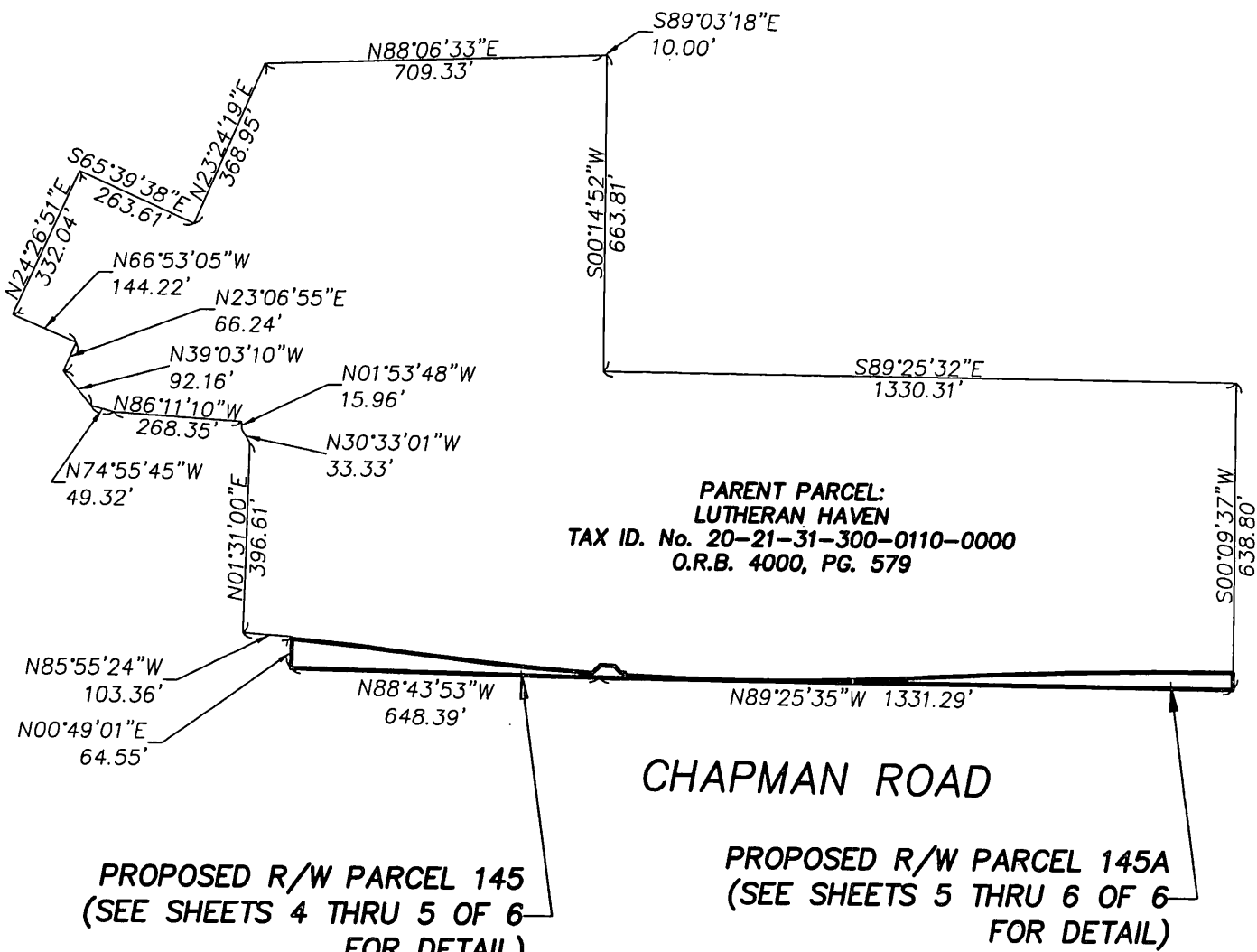
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 847-5100

EXHIBIT A

PARENT PARCEL DETAIL



000051



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY. SHEET 3 OF 6

SEE SHEET 1 & 2 OF 6 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
LOCATED IN SECTIONS 20 & 21
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 AND 2 OF 6
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

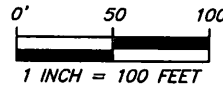
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ORLANDO, FLORIDA 32801

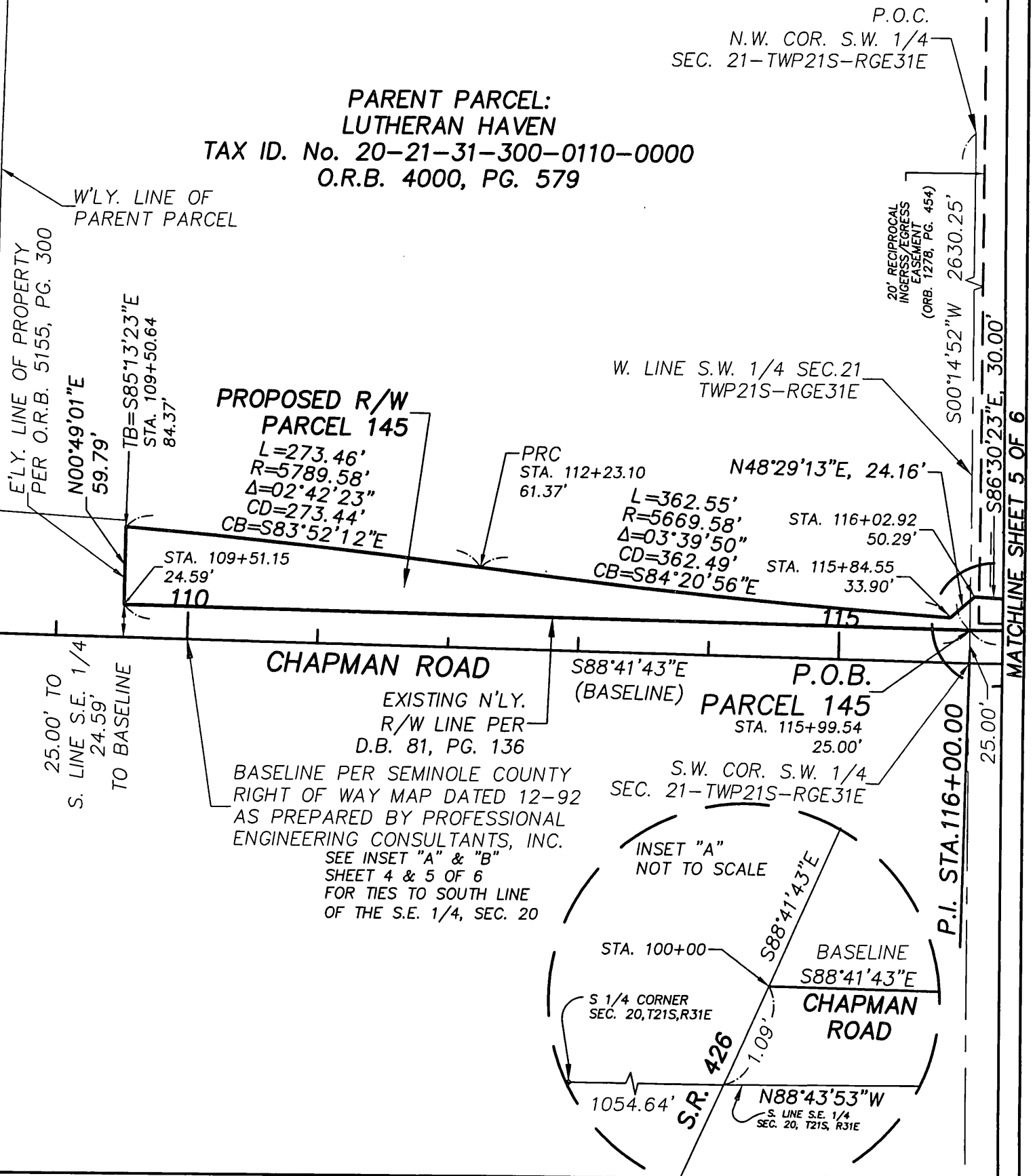
LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
CB = CHORD BEARING	ID. = IDENTIFICATION
TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	RR = RAILROAD
P.O.B. = POINT OF BEGINNING	P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY
R/W = RIGHT OF WAY	⊙ = FOUND SURVEY CONTROL
SEC. = SECTION	℄ = CENTERLINE
TWP = TOWNSHIP	— = LINE BREAK
RGE = RANGE	D.B. = DEED BOOK
O.R.B. = OFFICIAL RECORDS BOOK	



000652

PARENT PARCEL:
LUTHERAN HAVEN
TAX ID. No. 20-21-31-300-0110-0000
O.R.B. 4000, PG. 579



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY. SHEET 4 OF 6

SEE SHEET 1 & 2 OF 6 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
LOCATED IN SECTIONS 20 & 21
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 AND 2 OF 6
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

K:\S42\CHAPMAN ROAD\RIGHT OF WAY TAKING\SKETCHES\PARCEL 145.dwg

LEGEND & ABBREVIATIONS

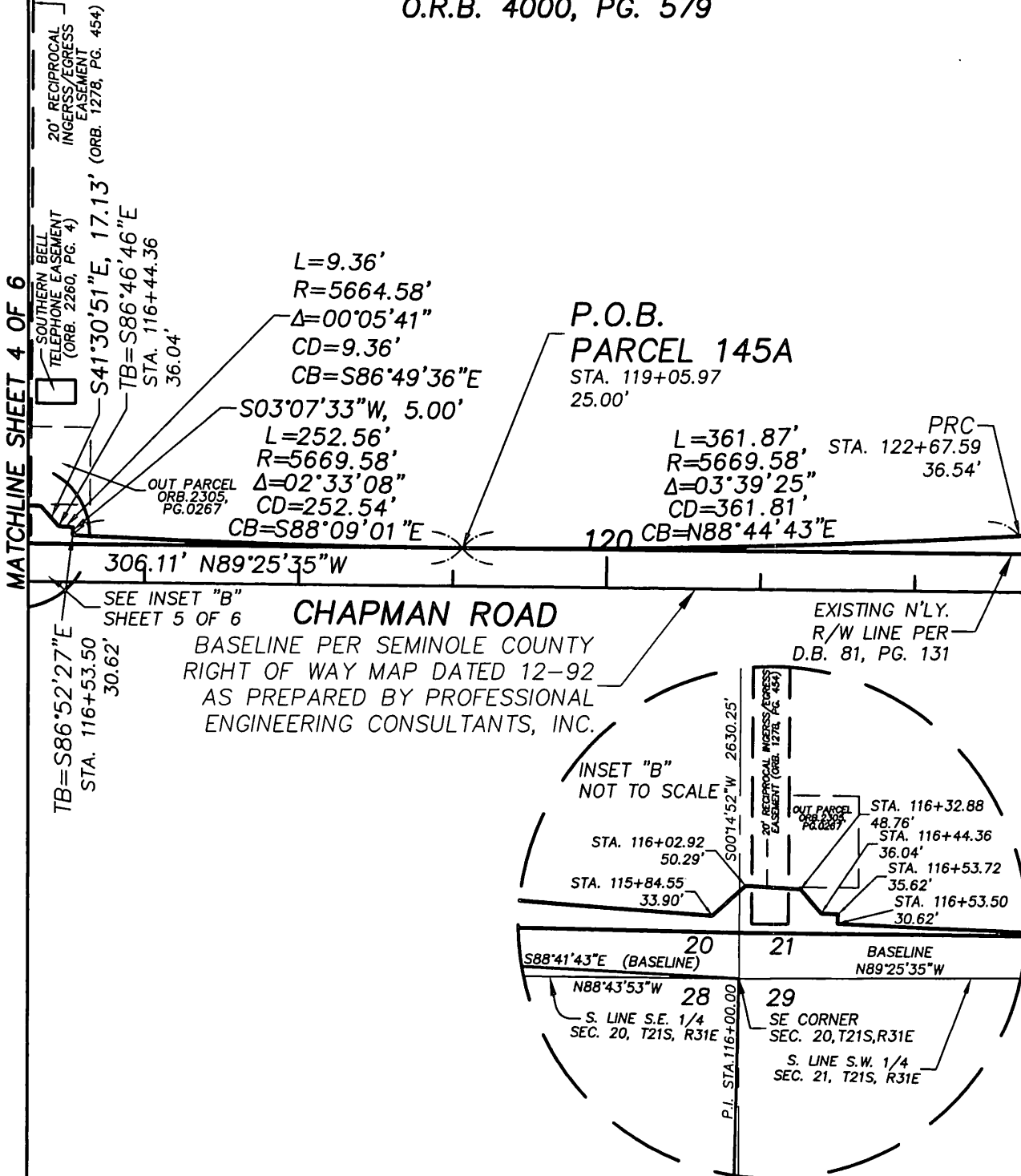
R =	RADIUS	N&D =	NAIL & DISK
L =	ARC LENGTH	LB =	CERTIFICATE OF AUTHORIZATION
Δ =	DELTA (CENTRAL ANGLE)	P.B. =	PLAT BOOK
CD =	CHORD LENGTH	PG. =	PAGE
CB =	CHORD BEARING	ID. =	IDENTIFICATION
TB =	TANGENT BEARING	FND. =	FOUND
P.O.C. =	POINT OF COMMENCEMENT	RR =	RAILROAD
P.O.B. =	POINT OF BEGINNING	P.R.S.C. =	PUBLIC RECORDS OF SEMINOLE COUNTY
R/W =	RIGHT OF WAY	⊙ =	FOUND SURVEY CONTROL
SEC. =	SECTION	℄ =	CENTERLINE
TWP =	TOWNSHIP	— —	LINE BREAK
RGE =	RANGE	D.B. =	DEED BOOK
O.R.B. =	OFFICIAL RECORDS BOOK		



0' 50' 100'
1 INCH = 100 FEET

000053

PARENT PARCEL:
LUTHERAN HAVEN
TAX ID. No. 20-21-31-300-0110-0000
O.R.B. 4000, PG. 579



SKETCH OF DESCRIPTION ONLY.

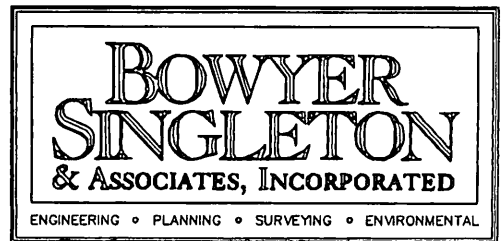
THIS IS NOT A SURVEY.

SHEET 5 OF 6

SEE SHEET 1 & 2 OF 6 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
LOCATED IN SECTIONS 20 & 21
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

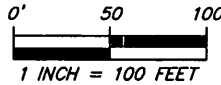
(SEE SHEET 1 AND 2 OF 6
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

LEGEND & ABBREVIATIONS

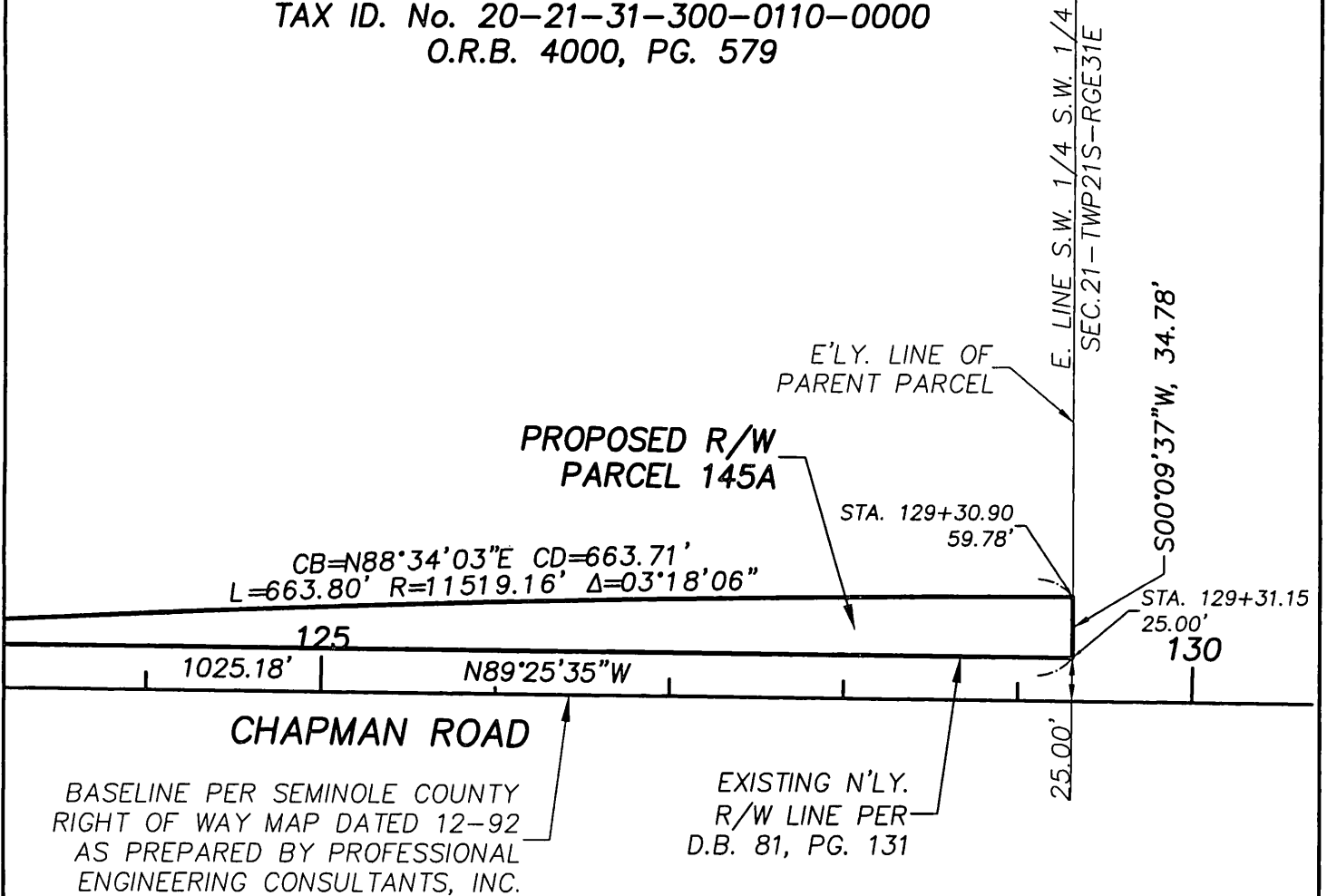
R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
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TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	RR = RAILROAD
P.O.B. = POINT OF BEGINNING	P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY
R/W = RIGHT OF WAY	⊙ = FOUND SURVEY CONTROL
SEC. = SECTION	℄ = CENTERLINE
TWP = TOWNSHIP	— = LINE BREAK
RGE = RANGE	D.B. = DEED BOOK
O.R.B. = OFFICIAL RECORDS BOOK	



000054

PARENT PARCEL:
LUTHERAN HAVEN
TAX ID. No. 20-21-31-300-0110-0000
O.R.B. 4000, PG. 579

MATCHLINE SHEET 5 OF 6



SKETCH OF DESCRIPTION ONLY.

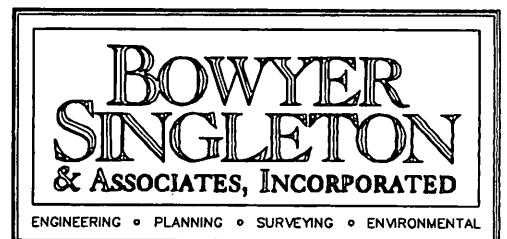
THIS IS NOT A SURVEY.

SHEET 6 OF 6

SEE SHEET 1 & 2 OF 6 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

(SEE SHEET 1 AND 2 OF 6
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
LOCATED IN SECTIONS 20 & 21
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
PARCEL 745

000055

OWNER: LUTHERAN HAVEN

PARENT PARCEL TAX ID. No.: 20-21-31-300-0110-0000

PARCEL 745 LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH 00°14'52" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2630.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 136, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 88°43'53" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 648.39 FEET TO THE EASTERLY LINE OF THE PROPERTY RECORDED ON THE OFFICIAL RECORDS BOOK 5155, PAGE 300, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE, ALONG THE EASTERLY LINE OF SAID PROPERTY, RUN NORTH 00°49'01" EAST, A DISTANCE OF 64.55 FEET; THENCE NORTH 85°55'24" WEST, A DISTANCE OF 4.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 85°55'24" WEST, A DISTANCE OF 98.78 FEET; THENCE NORTH 01°31'00" EAST, A DISTANCE OF 5.59 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5799.58 FEET AND A CENTRAL ANGLE OF 00°58'44"; THENCE FROM A TANGENT BEARING OF SOUTH 86°15'02" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 99.09 FEET; THENCE SOUTH 04°43'42" WEST, A DISTANCE OF 5.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 552 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AS HAVING AN ASSUMED BEARING OF SOUTH 00°14'52" WEST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL.)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1399784, DATE OF SEARCH NOVEMBER 17, 2006.

TAKE SUBJECT TO:
- EASEMENT IN FAVOR OF CABLEVISION INDUSTRIES, ORB. 1929, PG. 1401, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
- EASEMENT IN FAVOR OF CABLEVISION INDUSTRIES, ORB. 2292, PG. 0055, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
- FLORIDA POWER CORPORATION, DISTRIBUTION EASEMENT, ORB. 2260, PG. 0780, SEMINOLE COUNTY, FLORIDA.
- EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, ORB. 2260, PG. 0004, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
- RECIPROCAL EASEMENT AGREEMENT, ORB.1278, PG. 0454, SEMINOLE COUNTY, PUBLIC RECORDS, FLORIDA.
- FLORIDA POWER CORPORATION, DISTRIBUTION EASEMENT, ORB. 659, PG. 307, SEMINOLE COUNTY, FLORIDA.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

6. BASELINE OF SURVEY DOES NOT LIE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20-21-31.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 10/24/07
WILLIAM P. HINKLE DATE

PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 1 OF 2

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
LOCATED IN SECTION 20
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

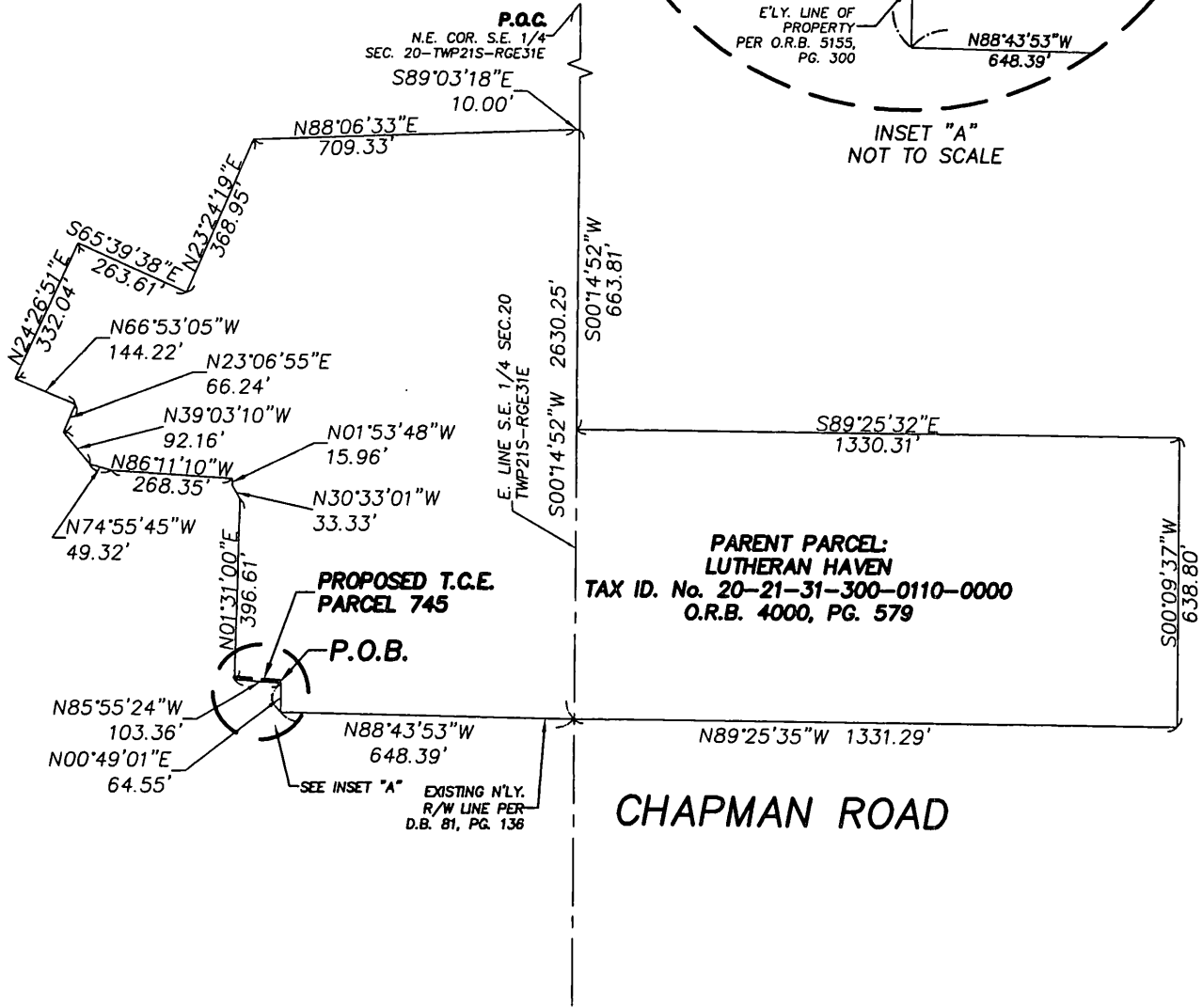
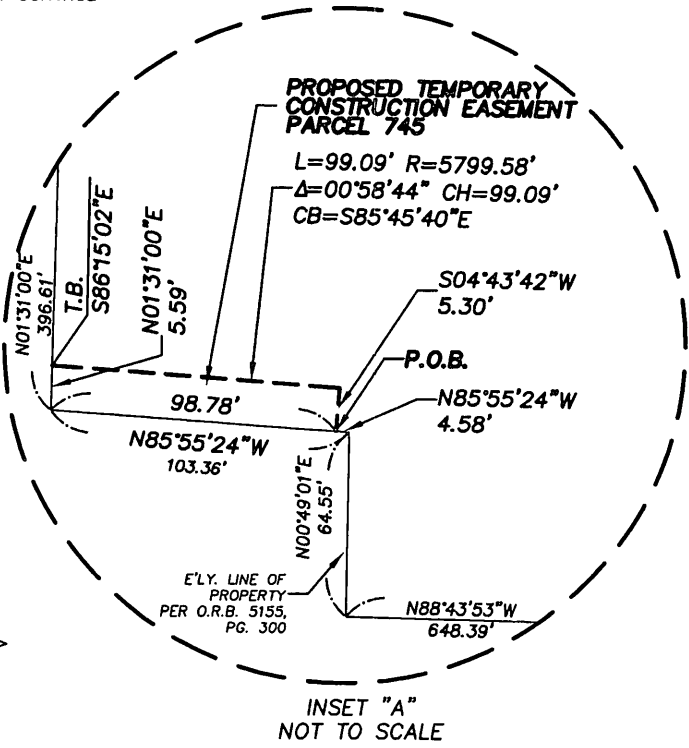
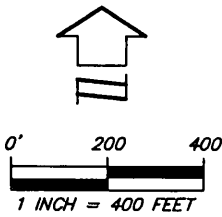
EXHIBIT A

PARENT PARCEL DETAIL

000056

LEGEND & ABBREVIATIONS

R = RADIUS	N&D = NAIL & DISK
L = ARC LENGTH	LB = CERTIFICATE OF AUTHORIZATION
Δ = DELTA (CENTRAL ANGLE)	P.B. = PLAT BOOK
CD = CHORD LENGTH	PG. = PAGE
CB = CHORD BEARING	ID. = IDENTIFICATION
TB = TANGENT BEARING	FND. = FOUND
P.O.C. = POINT OF COMMENCEMENT	RR = RAILROAD
P.O.B. = POINT OF BEGINNING	P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY
R/W = RIGHT OF WAY	⊙ = FOUND SURVEY CONTROL
SEC. = SECTION	℄ = CENTERLINE
TWP = TOWNSHIP	— = LINE BREAK
RGE = RANGE	D.B. = DEED BOOK
O.R.B. = OFFICIAL RECORDS BOOK	
T.C.E. = TEMPORARY CONSTRUCTION EASEMENT	



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY. SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN
LOCATED IN SECTION 20
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

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& ASSOCIATES, INCORPORATED**
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520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 943-5100

A PORTION OF PARENT PARCEL 146

OWNER: LUTHERAN HAVEN NURSING AND ASSISTED LIVING FACILITY, LLC

**PARENT PARCEL TAX ID. No.: 20-21-31-300-011B-0000
20-21-31-5CB-0000-00G1**

000057

PROPOSED RIGHT OF WAY LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH 00°14'52" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2655.25 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 88°43'53" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 648.84 FEET; THENCE NORTH 01°16'07" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING AND A POINT OF INTERSECTION BETWEEN THE NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 136, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE EASTERLY LINE OF THE PROPERTY RECORDED ON THE OFFICIAL RECORDS BOOK 5155, PAGE 300, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 88°43'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 351.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER OFFICIAL RECORDS BOOK 2064, PAGE 186, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 00°14'07" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE NORTH 88°43'53" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER OFFICIAL RECORDS BOOK 2064, PAGE 186, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 231.56 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY RECORDED ON THE OFFICIAL RECORDS BOOK 5155, PAGE 300, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 02°00'30" EAST ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 45.78 FEET TO A POINT 95.00 FEET, WHEN MEASURE PERPENDICULAR, FROM THE BASELINE OF SURVEY OF CHAPMAN ROAD, PER THE SEMINOLE COUNTY, FLORIDA, RIGHT-OF-WAY MAP FOR CHAPMAN ROAD, DATED JULY, 1992 ; THENCE SOUTH 88°41'43" EAST PARALLEL TO SAID BASELINE OF SURVEY, A DISTANCE OF 231.53 FEET TO A POINT ON A TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 5789.58 FEET AND A CENTRAL ANGLE OF 03°28'20"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 350.85 FEET TO A POINT ON THE EASTERLY LINE OF THE PROPERTY RECORDED ON THE OFFICIAL RECORDS BOOK 5155, PAGE 300, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°49'01" WEST ALONG THE EASTERLY LINE OF SAID PROPERTY, A DISTANCE OF 59.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 34104 SQUARE FEET OR 0.783 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 100+00 AND STATION 116+00, AS HAVING AN ASSUMED BEARING OF SOUTH 88°41'43" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)

2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1399784, DATE OF SEARCH NOVEMBER 17, 2006.

TAKE SUBJECT TO:

- EASEMENT IN FAVOR OF CABLEVISION INDUSTRIES, ORB. 1929, PG. 1401, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.

3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.

4. THIS SKETCH OF DESCRIPTION IS 3 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.

6. BASELINE OF SURVEY DOES NOT LIE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20-21-31.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 06/21/07

WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

SHEET 1 OF 3

SKETCH OF DESCRIPTION

**A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN NURSING AND
ASSISTED LIVING FACILITY, LLC
O.R.B. 5155, PG. 300**

**LOCATED IN SECTION 20
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**

(SEE SHEET 2 AND 3 OF 3
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



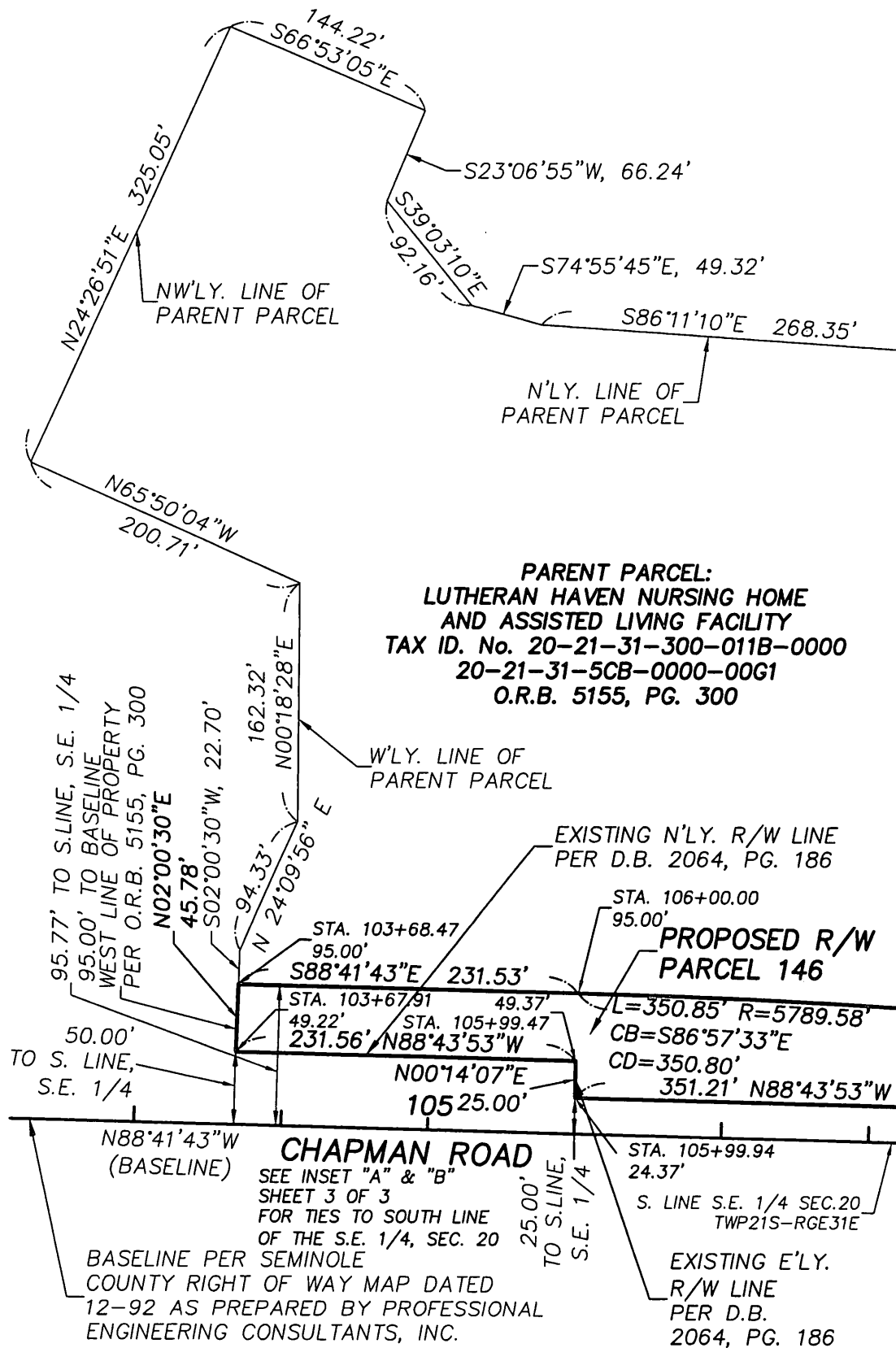
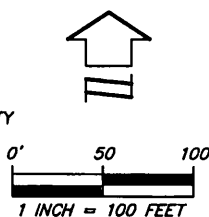
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

K:\S42\CHAPMAN ROAD\RIGHT OF WAY TAKING\SKETCHES\PARCEL 146.dwg

EXHIBIT A

000658

N&D = NAIL & DISK
LB = CERTIFICATE OF AUTHORIZATION
P.B. = PLAT BOOK
PG. = PAGE
ID. = IDENTIFICATION
FND. = FOUND
RR = RAILROAD
P.R.S.C. = PUBLIC RECORDS OF SEMINOLE COUNTY
⊙ = FOUND SURVEY CONTROL
⊥ = CENTERLINE
—|— = LINE BREAK
D.B. = DEED BOOK



MATCHLINE SHEET 3 OF 3

SHEET 2 OF 3

(SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

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& ASSOCIATES, INCORPORATED**

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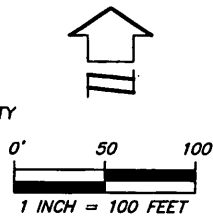
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

EXHIBIT A

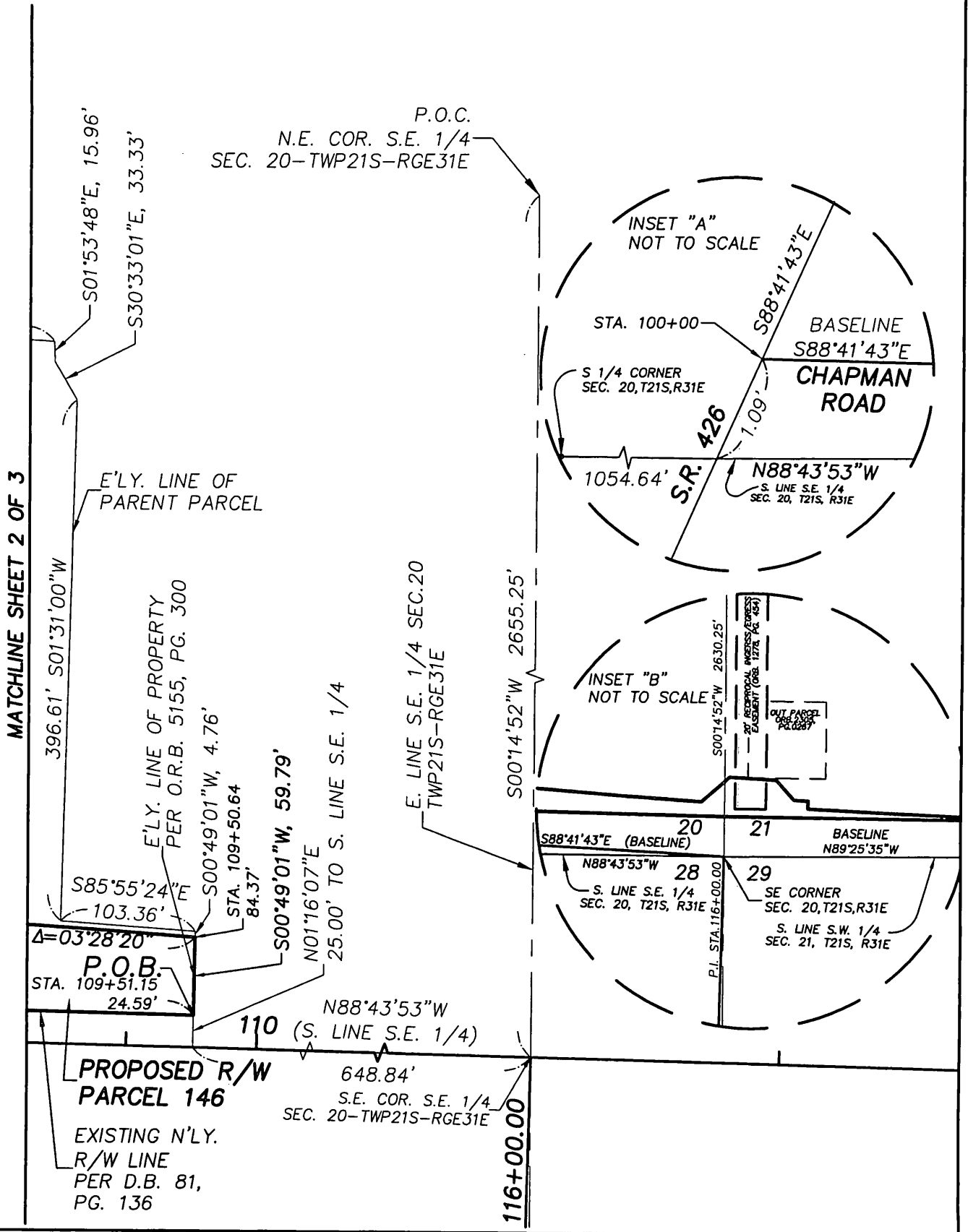
LEGEND & ABBREVIATIONS

R = RADIUS
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 Δ = DELTA (CENTRAL ANGLE)
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D.B. = DEED BOOK



000059



SKETCH OF DESCRIPTION ONLY.

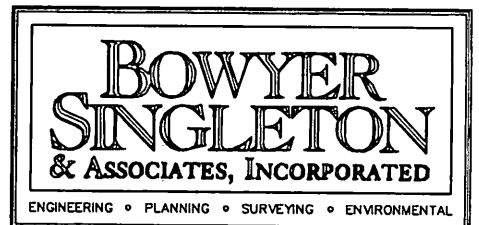
THIS IS NOT A SURVEY.

SHEET 3 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

**A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN NURSING AND
ASSISTED LIVING FACILITY, LLC
O.R.B. 5155, PG. 300
LOCATED IN SECTION 20
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**

(SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221



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(407) 843-5120

K:\S42\CHAPMAN ROAD\RIGHT OF WAY TAKING\SKETCHES\PARCEL 146.dwg

EXHIBIT A

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
PARCEL 746

OWNER: LUTHERAN HAVEN NURSING AND ASSISTED LIVING
FACILITY, LLC
PARENT PARCEL TAX ID. No.: 20-21-31-300-011B-0000
20-21-31-5CB-0000-00G1

000060

PARCEL 746 LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH 00°14'52" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2630.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 81, PAGE 136, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 88°43'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 999.60 FEET; THENCE NORTH 00°14'07" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 2064, PAGE 186, A DISTANCE OF 25.00 FEET; THENCE NORTH 88°43'53" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF SEMINOLE COUNTY ROAD, CHAPMAN ROAD, PER DEED BOOK 2064, PAGE 186, A DISTANCE OF 231.56 FEET TO THE WESTERLY LINE OF THE PROPERTY RECORDED ON THE OFFICIAL RECORDS BOOK 5155, PAGE 300, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 02°00'30" EAST ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 45.78 FEET TO A POINT 95.00 FEET, WHEN MEASURE PERPENDICULAR, FROM THE BASELINE OF SURVEY OF CHAPMAN ROAD, PER THE SEMINOLE COUNTY, FLORIDA, RIGHT-OF-WAY MAP FOR CHAPMAN ROAD, DATED JULY, 1992; THENCE SOUTH 88°41'43" EAST PARALLEL TO SAID BASELINE OF SURVEY, A DISTANCE OF 4.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°18'17" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 88°41'43" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 01°18'17" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°41'43" EAST, A DISTANCE OF 117.00 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5799.58 FEET AND A CENTRAL ANGLE OF 02°26'41" AND A CHORD BEARING OF SOUTH 87°28'23" EAST; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 247.45 FEET TO A POINT ON THE EASTERLY LINE OF THE PROPERTY RECORDED ON THE OFFICIAL RECORDS BOOK 5155, PAGE 300, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 01°31'00" WEST ALONG THE EASTERLY LINE OF SAID PROPERTY, A DISTANCE OF 5.59 FEET; THENCE SOUTH 85°55'24" EAST, A DISTANCE OF 98.78 FEET; THENCE SOUTH 04°43'42" WEST, A DISTANCE OF 4.70 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5789.58 FEET AND A CENTRAL ANGLE OF 03°25'25" AND A CHORD BEARING OF NORTH 86°59'01" WEST; THENCE FROM A TANGENT BEARING OF NORTH 85°16'18" WEST, RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 345.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'43" WEST, A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7380 SQUARE FEET OR 0.169 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE BASELINE OF CHAPMAN ROAD, BETWEEN P.I. STATION 100+00 AND STATION 116+00, AS HAVING AN ASSUMED BEARING OF SOUTH 88°41'43" EAST PER SEMINOLE COUNTY'S CHAPMAN ROAD, RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94, (AS PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC., ORLANDO, FL)
2. PARCEL SHOWN HEREON WAS RESEARCHED FOR RIGHTS OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD IN A TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06.00128/1399784, DATE OF SEARCH NOVEMBER 17, 2006.
TAKE SUBJECT TO:
- EASEMENT IN FAVOR OF CABLEVISION INDUSTRIES, ORB. 1929, PG. 1401, SEMINOLE COUNTY PUBLIC RECORDS, FLORIDA.
3. THIS PARCEL MAY BE SUBJECT TO ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS NOT SHOWN HEREIN, RECORDED AFTER THE TITLE SEARCH REPORT DATE.
4. THIS SKETCH OF DESCRIPTION IS 3 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
5. THIS SKETCH IS REFERENCED TO THE SEMINOLE COUNTY CHAPMAN ROAD RIGHT OF WAY MAPS, DATED 12-92 AND REVISED ON 11-28-94. PARENT TRACT INFORMATION FOR THIS PARCEL SHOWN HEREON MAY BE FOUND ON SAID REFERENCED MAP.
6. BASELINE OF SURVEY DOES NOT LIE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20-21-31.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G17-6, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William P. Hinkle 02/29/08

WILLIAM P. HINKLE DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 4633

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION ONLY.

THIS IS NOT A SURVEY.

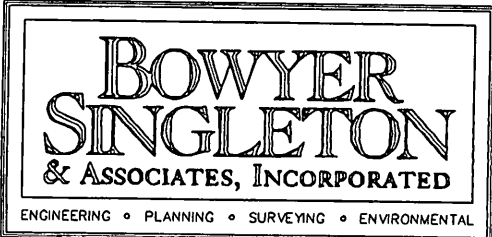
SHEET 1 OF 3

SKETCH OF DESCRIPTION

A PORTION OF PARENT PARCEL:
LUTHERAN HAVEN NURSING AND
ASSISTED LIVING FACILITY, LLC
O.R.B. 5155, PG. 300

LOCATED IN SECTION 20
TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

(SEE SHEET 2 AND 3 OF 3
FOR SKETCH OF DESCRIPTION)
CERTIFICATE OF AUTHORIZATION NO. LB 1221

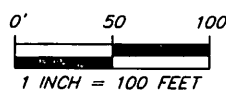


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(407) 243-5120

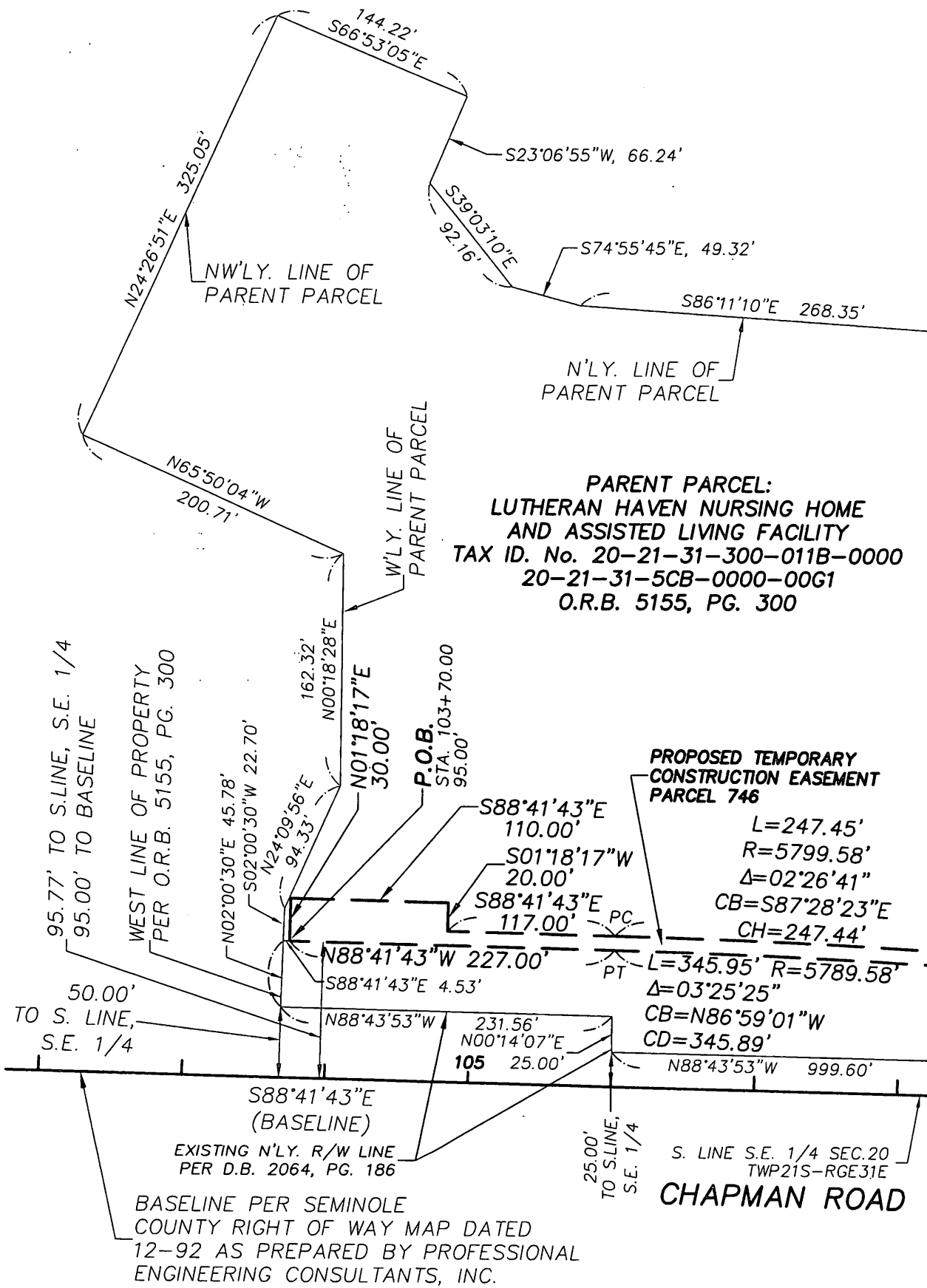
EXHIBIT A

LEGEND & ABBREVIATIONS

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L =	ARC LENGTH	LB =	CERTIFICATE OF AUTHORIZATION
Δ =	DELTA (CENTRAL ANGLE)	P.B. =	PLAT BOOK
CD =	CHORD LENGTH	PG. =	PAGE
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TWP =	TOWNSHIP	— —	LINE BREAK
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000061



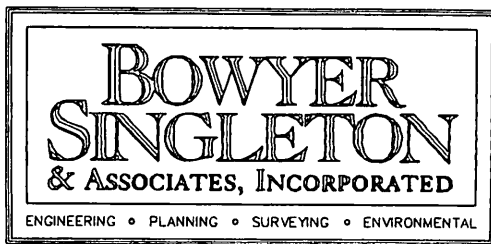
MATCHLINE SHEET 3 OF 3

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY. SHEET 2 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION, LEGAL DESCRIPTION AND GENERAL NOTES.

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O.R.B. 5155, PG. 300
LOCATED IN SECTION 20
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(SEE SHEET 1 OF 3
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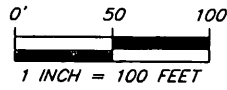
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EXHIBIT A

LEGEND & ABBREVIATIONS

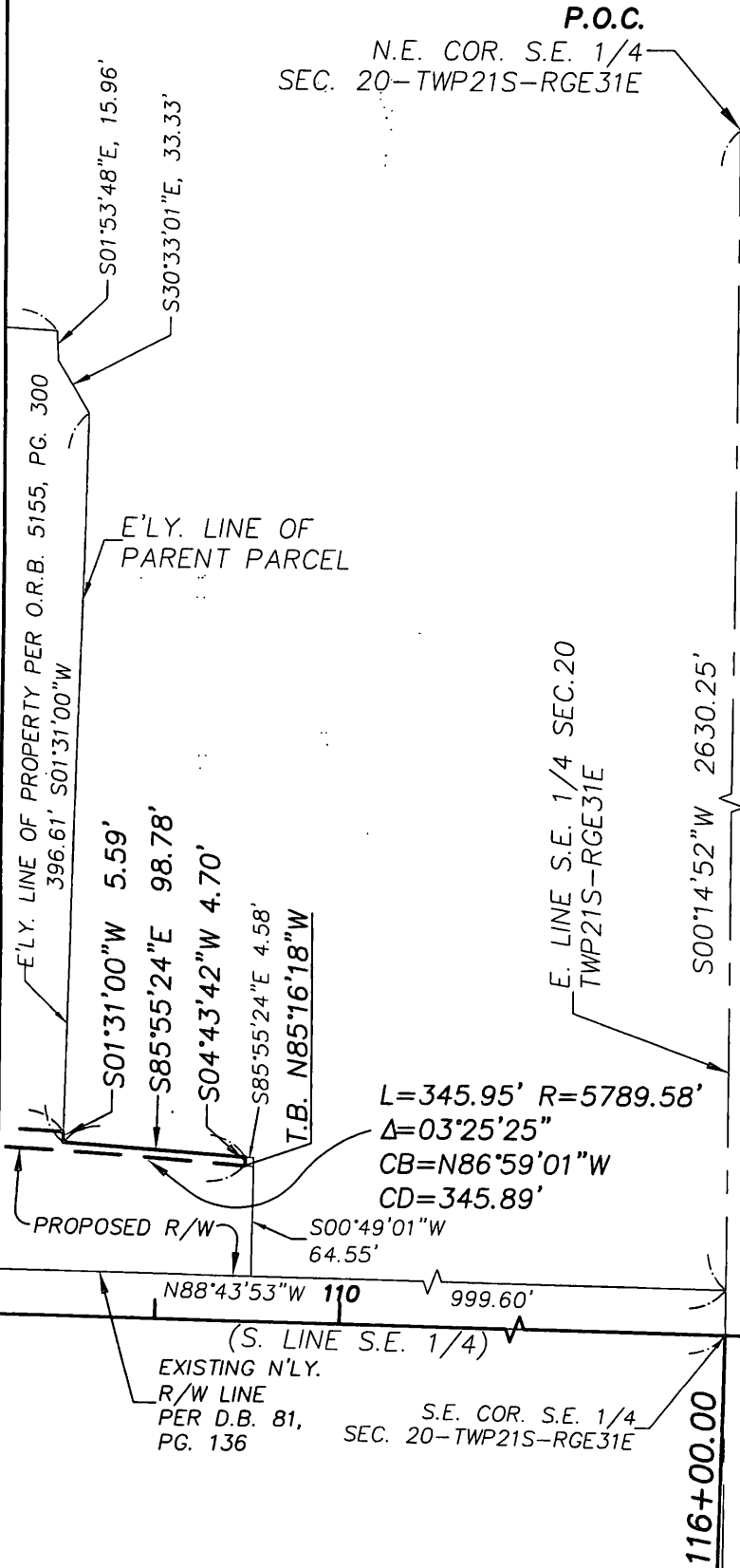
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000062

MATCHLINE SHEET 2 OF 3



SKETCH OF DESCRIPTION ONLY.

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SHEET 3 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION,
LEGAL DESCRIPTION AND GENERAL NOTES.

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(SEE SHEET 1 OF 3
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CERTIFICATE OF AUTHORIZATION NO. LB 1221

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EXHIBIT A